

ADOPTED 3/13/04

**TOWN OF CANTON  
COMPREHENSIVE PLAN**

**2004**



STATE OF MAINE  
EXECUTIVE DEPARTMENT  
STATE PLANNING OFFICE  
38 STATE HOUSE STATION AUGUSTA, MAINE 04333

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GOVERNOR

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March 11, 2004

Wallace Haynes, Selectman  
Town of Canton  
28 Cross Street  
PO Box 669  
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Dear Mr. Haynes:

The purpose of this letter is to confirm that the proposed revisions to the Canton Comprehensive Plan address the inconsistencies identified in our Findings letter dated September 8, 2003.

**The Canton Comprehensive Plan is consistent.**

The Comprehensive Plan Committee members are to be congratulated for their hard work and perseverance in carrying out a successful planning program.

Congratulations to the Town on successfully adopting the Plan at Town Meeting.

Best wishes for future success with implementing the Plan .

Sincerely,

*Frank Hample*  
Frank Hample  
Planner

Cc: John Maloney, AVCOG

ADOPTED: 3/13/04  
*Kathleen Hutchins, Clerk*

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## **Town of Canton Draft Comprehensive Plan**

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# CANTON COMPREHENSIVE PLAN

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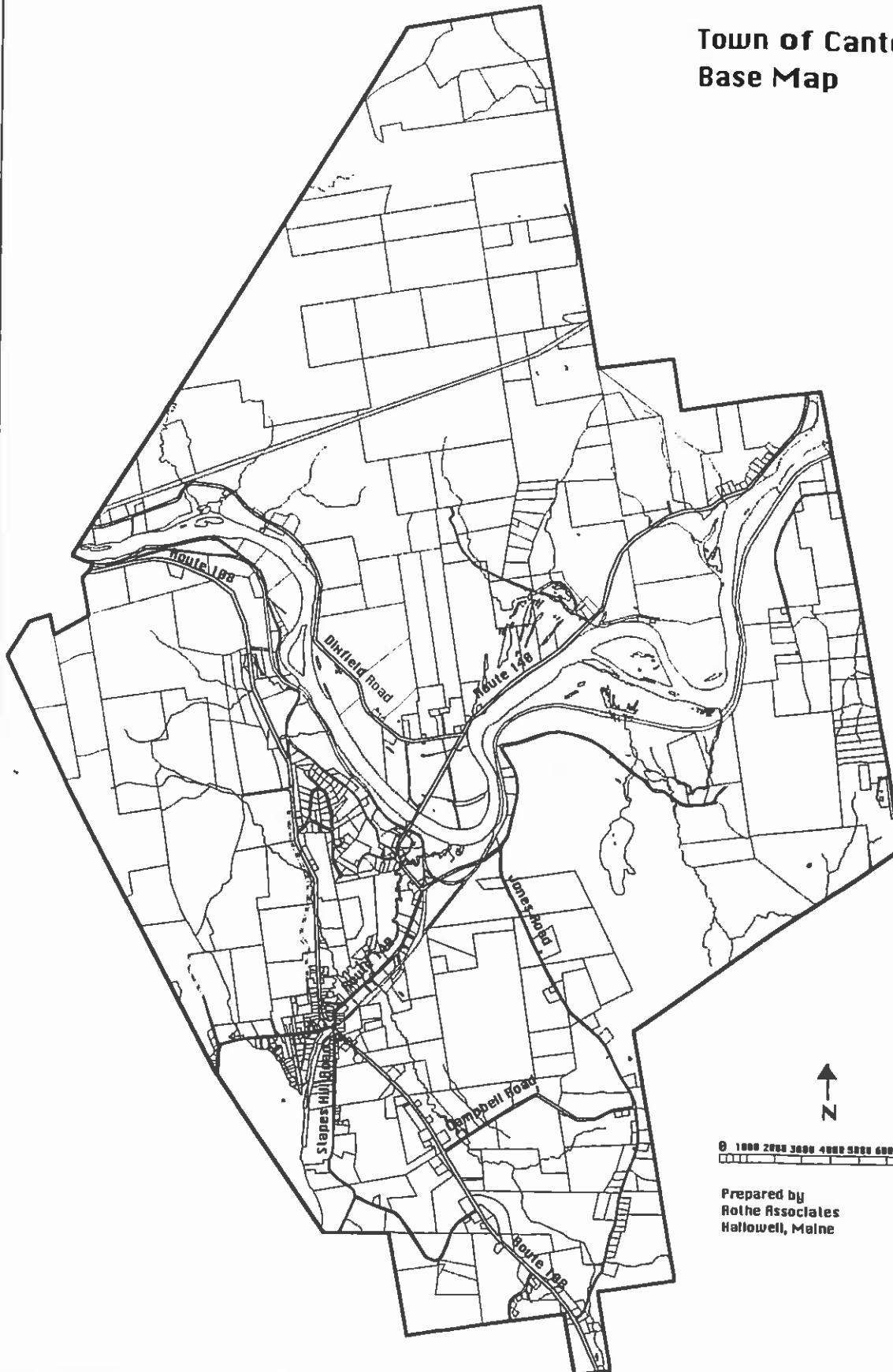
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# Town of Canton Base Map



0 1000 2000 3000 4000 5000 6000 7000 FEET

Prepared by  
Rothe Associates  
Hallowell, Maine

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## 1. HISTORY

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Canton's overall settlement patterns were heavily influenced by events that took place several hundred years ago. The area of town called Canton Point was an important agricultural site for Native Americans long before the coming of European settlers. Canton was the site of a large Abenaki Indian village known as Roccameka. This site, which forms an ox-bow in the Androscoggin River, consists of approximately 500 acres of flat flood plains which Native Americans used to raise corn, squash, and other crops. This is still an important agricultural area producing valuable crops of hay, corn and potatoes. This portion of the Town has a documented history of continuous cultivation going back at least 500 years.

Europeans came to the area to stay in the late 18<sup>th</sup> century, just after the American Revolution. The towns of Canton and Jay were once a part of Phips Canada which was incorporated on February 26, 1795. The Town of Canton was divided out of the Town of Jay on February 5, 1821. Another small piece comprising the present village of Canton was annexed from the Town of Hartford. The first town meeting in Canton was held at the Canton Point School House on March 28, 1821. For many years, the Canton Point area was the focus of settlement since it provided easy access to the Androscoggin River and the rich farm lands on Canton Point.

Present day Canton Village grew up around a series of water powered mills and a railroad. Lake Anasagunticook drains into the Androscoggin River by means of Whitney Brook. There was an 8-foot change in elevation over less than 100 feet at the outlet of the lake making it ideal for small water-powered mills. Brothers Gustavus and Zeri Hayford built a sawmill and grist mill in the area. A tannery and presumably the first dam was built in 1819. The tannery was a major town industry for over 150 years until it closed in 1976. The building burned in the early 1980's. In the middle part of the 19<sup>th</sup> century, the village contained a grist mill, saw mill, tannery, shingle mill, an iron foundry, a machine and carpentry shop, a carriage factory, nine stores, three hotels, three church buildings, three blacksmith shops, three carriage makers and many other small businesses. These businesses expanded further in the middle of the 19<sup>th</sup> century with the coming of the railroad. Canton village was for nearly 150 years a pleasant middle-sized New England village with small manufacturing businesses, stores, churches, farms and homes. In many ways Canton was a quintessential Maine small town up until the mid 1960's, after which it began decades of decline and deterioration.

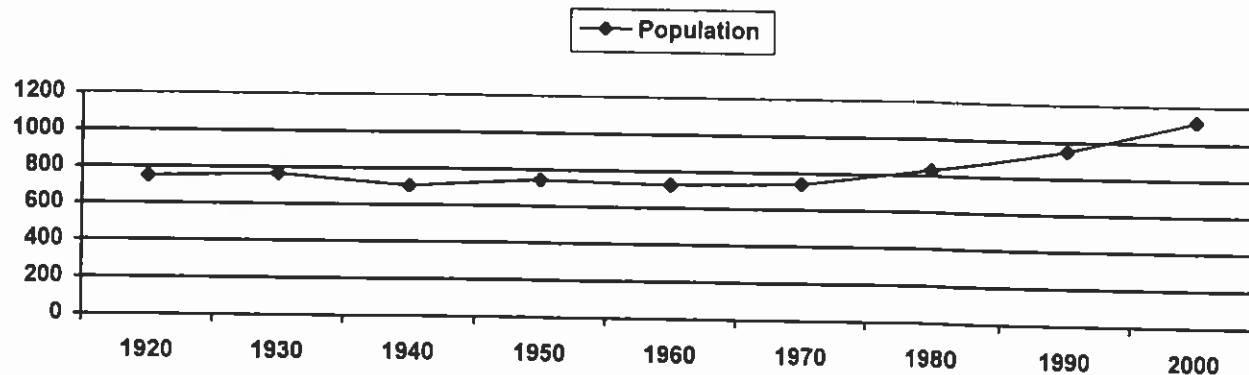
Today, there are three general stores in town, two with gas pumps and one with a lunch counter, as well as a restaurant, two churches, a historical society, a Rebekka Lodge, several beauty parlors, a Veteran's Hall, a printer, at least one automotive repair shop, a nursing home as well as a variety of agricultural businesses, home-based businesses and loggers and construction companies. Most people are employed in the mills at nearby Jay, Livermore Falls or Rumford or one of the many businesses in Auburn, Lewiston, Farmington or Rumford. The Victorian Villa Nursing Home and Maplewood Assisted Care Facility are the largest employers in Canton.



## 2. POPULATION

### Historical Trends

Canton's year-round population remained constant for a period of five decades beginning in 1920 and ending in 1970 (the numbers ranged from a high of 767 in 1930 to a low of 706 in 1940). Between 1970 and 2000, the Town experienced a period of fairly rapid growth, increasing in size from 742 people in 1970 to 1,121 people in 2000 for a gain of 379 people or 51%. The Town's growth rate during this period was higher than that of Oxford County (26%) and the State (29%). Between 1990 and 2000, the Town's population grew from 951 to 1,121 (an increase of 170 people or 18%). Canton's historical growth patterns are shown in the chart below and are summarized in Table 1 which also shows figures for Oxford County and the State.



**Table 1**  
**Population of Canton, Oxford County, And Maine**  
**1920-2000**

Year	Canton	Oxford County	Maine
1920	750	37,700	768,014
1930	767	41,483	797,423
1940	706	42,662	847,226
1950	746	44,221	914,950
1960	728	44,345	970,689
1970	742	43,457	992,048
1980	831	48,968	1,124,660
1990	951	52,602	1,227,928
2000	1,121	54,755	1,274,923
1970-80 change	12%	13%	13%
1980-90 change	14%	7%	9%
1990-00 change	18%	4%	4%
1970-00 change	51%	26%	29%

Source: U.S. Census

Factors contributing to Canton's growth between 1970 and 2000 include the national trend at that time to migrate from urban to rural areas, the proximity of Canton to a number of service centers and the relatively low cost of land.

### Comparative Population Change

Table 2 contains a summary of population changes over the past 30 years for Canton and a number of nearby communities, as well as Oxford County and the State. During the 1970 – 2000 period, Canton's growth rate exceeded that of all jurisdictions except Hartford.

<b>Table 2</b> <b>Comparative Population Change</b> <b>1970 – 2000</b>							
	1970	1980	1990	2000	% Change 1970-80	% Change 1980-90	% Change 1990-00
Canton	742	831	951	1,121	12	14	18
Dixfield	2,188	2,389	2,574	2,414	9	8	-2
Hartford	312	480	722	963	54	50	33
Jay	3,954	5,080	5,080	4,985	28	0	-2
Livermore	1,610	1,826	1,950	2,106	13	7	8
Livermore Falls	3,450	3,572	3,455	3,227	4	-3	-7
Peru	1,345	1,564	1,541	1,515	16	-1	-2
Oxford County	43,457	48,968	52,602	54,755	13	7	4
Maine	993,722	1,124,660	1,127,928	1,274,923	13	9	4

Source: U.S. Census, 1970, 1980, 1990

### Age Distribution

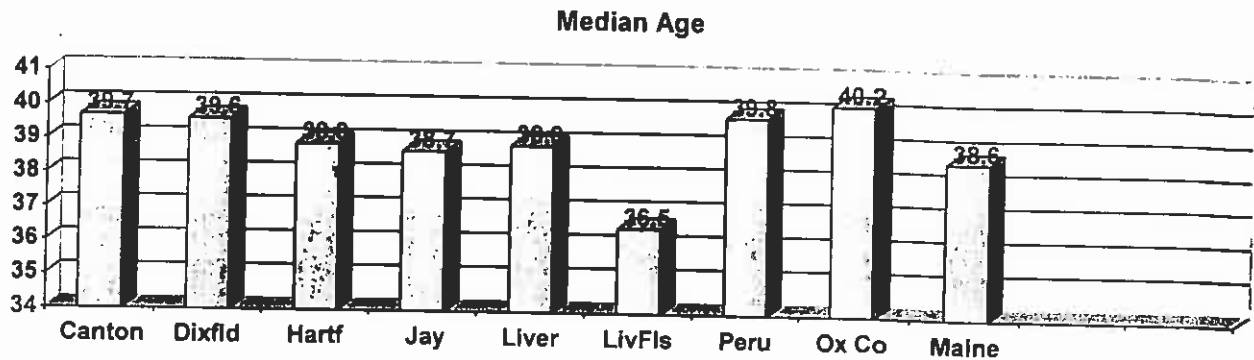
Table 3 contains a summary of age distribution for Canton, Oxford County and the State for 2000. Canton's age distribution in the "under 5," and "5-17" categories is about the same as the other two jurisdictions. Canton's "18-44" category is slightly larger than that of Oxford County, but significantly smaller than the State's. The age distribution in the "45-64" category is smaller than Oxford County, but larger than the State. Canton has a larger percentage of its population in the "65 and over" category than the County or the State.

<b>Table 3</b> <b>Population by Age Category, 2000</b>						
	Canton		Oxford County		Maine	
	#	%	#	%	#	%
Under 5	59	5.3	2,895	5.3	70,726	5.5
5-17	209	18.6	10,339	18.9	230,512	18.1
18-44	402	35.9	18,786	34.3	583,894	45.8
45-64	242	21.6	13,942	25.5	206,389	16.2
65 and over	209	18.6	8,793	16.1	183,402	14.4
<b>Total</b>	<b>1,121</b>	<b>100.0</b>	<b>54,755</b>	<b>100.1</b>	<b>1,274,923</b>	<b>100.0</b>

Source: U.S. Census, 2000

## Median Age

According to the 2000 Census, the median age in Canton (39.7) is about the same as that of all comparison communities except Livermore Falls (36.5). Canton's median age is lower than that of Oxford County (40.2), but higher than that for the State of Maine (38.6).



## Household Size

The average household size in Canton (2.54) declined between 1990 and 2000, as it did in Oxford County and the State of Maine. Table 4 contains a summary of the change in persons per household for the Town of Canton and the State of Maine. In Canton, the number of persons per household is greater than at either the County or State level, but household size declined faster than at the County and State levels during the 1990-2000 decade.

**Table 4**  
**Comparative Household Size, 1980-2000**

	1990	2000	1990-2000 % change
Canton	3.04	2.54	-16.5%
Oxford County	2.58	2.42	-6.2%
Maine	2.56	2.39	-6.6%

Source: U.S. Census

## Household Type

Table 5 contains a summary of households by type for Canton and the State of Maine, as shown in the 2000 Census. The statistical breakdown for Canton and the State is approximately the same, with one major exception. In Canton, the number of persons in households (90.5%) is less than at the State level (97.3%), while the number of Canton residents who are institutionalized (9.5%) exceeds the State percentage (2.7%). The statistical differences are largely the result of the fact that residents of Victorian Villa comprise a significant percentage of the Town's population and are included in the Census tabulations for Canton.

**Table 5**  
**Household By Type 2000**

	Canton		Maine	
	#	%	#	%
All Households	400	100	518,200	100
Family Households	273	68.3	340,685	65.7
Married couple Families	208	52.0	272,152	52.5
Female Householder	48	12.0	49,022	9.5
Non-Family Households	127	31.8	177,515	34.3
Householder Living Alone	100	25.0	139,969	27.0
Householder 65+	42	10.5	55,483	10.7
Persons in Households	1,015	90.5	1,240,011	97.3
Persons in Group Quarters	106	9.5	34,912	2.7
Institutionalized	106	9.5	13,091	1.0
Other	0	0	21,821	2.7

Source: U.S. Census, 2000

### **Educational Attainment**

Based on 2000 Census data, the year-round population of Canton has had less formal education than the population of Oxford County or the State as a whole. Approximately 75.3% of the Town's population had at least a high school diploma, and at least 6.8% had at least a bachelor's degree.

**Table 6**  
**Educational Attainment 2000**

	<b>Total # of Persons 25+ Years</b>	<b>% High School Grad or Higher</b>	<b>% Bachelor's Degree or Higher</b>
Canton	797	75.3	6.8
Oxford County	37,929	82.4	15.7
Maine	869,893	85.4	22.9

Source: U.S. Census, 2000

### **Median Household Income and Poverty**

Based on the 2000 Census, the median household income in Canton (\$32,626) is smaller than in Oxford County (\$33,435) and the State (\$37,240), and the percentage of the Town's population living below the poverty level (14.0%) is higher than in the County (8.3%) or in Maine (7.8%).

## Population Projections

In January of 2002, the State Planning Office released population projections by age category for every community in the State. These projections show a gradual increase in all age categories except the "5-17" category, where the population is expected to decline until 2009, then gradually begin to increase. Overall, the State Planning Office estimates that Canton's population will increase by 91 people, or 7.8%, between 2003 and 2013.

**Table 7**  
**Town of Canton Population Projections**

Age Group	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
0-4	63	64	66	66	68	69	71	71	72	73	74	75
5-17	208	208	206	206	204	203	202	201	202	203	203	205
18-44	413	419	424	429	430	433	435	436	438	441	446	451
45-64	256	262	266	271	276	280	282	286	288	290	289	287
65+	211	211	211	211	212	213	216	220	223	226	232	237
<b>Total</b>	<b>1,151</b>	<b>1,164</b>	<b>1,173</b>	<b>1,183</b>	<b>1,190</b>	<b>1,198</b>	<b>1,206</b>	<b>1,214</b>	<b>1,223</b>	<b>1,233</b>	<b>1,244</b>	<b>1,255</b>

Source: State Planning Office

As shown in Table 8, the projected composition of Canton's population in 2013 is not expected to vary significantly from what it is now. In Canton relative to Oxford County and the State, there will be a slightly higher percentage of people in the "under 5," "5-17," "18-44" and "65 and over" categories, and a substantially smaller percentage in the "45-64" category.

**Table 8**  
**Projected Population by Age Category, 2013**

	Canton		Oxford County		Maine	
	#	%	#	%	#	%
Under 5	75	6.0	2,745	4.8	72,939	5.4
5-17	205	16.3	8,821	15.4	201,021	14.8
18-44	451	35.9	17,671	30.8	453,242	33.5
45-64	287	22.9	17,926	31.2	411,107	30.4
65 and over	237	18.9	10,198	17.8	215,377	15.9
<b>Total</b>	<b>1,255</b>	<b>100.0</b>	<b>57,361</b>	<b>100.0</b>	<b>1,353,686</b>	<b>100.0</b>

Source: State Planning Office

### 3. HOUSING

#### Changes in Total Housing Stock

Table 1 includes a summary of the changes in total housing stock since 1980 in Canton, Oxford County and the State. Between 1990 and 2000, Canton experienced an increase of 92 housing units, resulting in a housing growth rate of 24.0%. This growth rate was much higher than that of Oxford County (8.8%) or the State of Maine (11.0%).

**Table 1**  
**Changes In Total Housing Stock**

	<u>Total Number of Units</u>			<u>Increases, 1980-90</u>		<u>Increases, 1990-2000</u>	
	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Canton	312	384	476	72	23.1	92	24.0
Oxford County	23,796	29,689	32,295	5,893	24.8	2,606	8.8
State of Maine	501,093	587,045	651,901	85,952	17.2	64,856	11.0

Source: 1980, 1990, 2000 Census

#### Housing Types

Table 2 contains a breakdown of housing units in 2000 by housing type, as reported in the 2000 Census. In 2000, 63.4% of the housing units in Canton were single family dwellings. This is a smaller percentage than in Oxford County (71.0%) or the State as a whole (67.4%). Canton has a lower percentage of multi-family dwellings (6.9%) than Oxford County (11.2%) or the State (14.7%), but a much higher percentage of mobile homes (25.6% vs. 12.4% in the County and 9.8% in the State).

**Table 2**  
**Total Housing Units By Type Of Structure - 2000**

	<u>Canton</u>		<u>Oxford County</u>		<u>State</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Single-family, detached	302	63.4	22,914	71.0	439,459	67.4
Single-family, attached	7	1.5	567	1.8	14,387	2.2
Mobile home	122	25.6	4,009	12.4	63,902	9.8
Duplex	12	2.5	1,084	3.4	36,565	5.6
Multi-family	33	6.9	3,604	11.2	95,777	14.7
Boat, RV, van, etc	0	0	117	.4	1,811	0.3
<b>Total</b>	<b>476</b>	<b>99.9</b>	<b>32,295</b>	<b>100.2</b>	<b>651,901</b>	<b>100.0</b>

Source: 2000 Census

## Growth by Type of Structure, 1990- 2000

Between 1990 and 2000, the majority of the housing growth in Canton (53.3%) was in the form of mobile homes. Single-family dwellings and mobile homes accounted for 94.6% of the housing increase during the 10-year period, while multi-family dwelling units accounted for only 5.4%.

**Table 3**  
**Growth in Housing Types, 1990-2000**

	1990	2000	# Increase 1990-2000	% of Total Increase
<b>Canton</b>				
Single-Family	271	309	38	41.3%
Mobile Home	73	122	49	53.3%
Multi-Family	40	45	5	5.4%
Total	384	476	92	100.0

## Year -Round and Seasonal Dwellings

Table 4 contains information on the total number of dwellings in Canton, Oxford County and the State of Maine, as well as the number of year-round and seasonal dwellings. In 2000, Canton had a higher percentage of year-round dwellings (92.0%) than the County (74.7%) or State (84.4%), and a lower percentage of seasonal dwellings (8.0% vs. 25.3% and 15.6%, respectively). The number of seasonal dwellings in Canton has varied considerably between 1980 and 2000. Some of the variation may be due to the conversion of some dwellings from seasonal to year-round use or because of a statistical problem in the compilation of Census data.

**Table 4**  
**Year-Round And Seasonal Dwellings**

	Total Dwellings #	Total Year Round Dwellings #	%	Total Seasonal Dwellings #	%
<b>Canton</b>					
1980	312	297	95.2	15	4.8
1990	384	338	88.0	46	12.0
2000	476	438	92.0	38	8.0
<b>Oxford County</b>					
1980	23,796	18,775	78.9	5,021	21.1
1990	29,689	21,767	73.3	7,922	26.7
2000	32,295	24,132	74.7	8,163	25.3
<b>State of Maine</b>					
1980	501,093	427,377	85.3	73,716	14.7
1990	587,045	499,006	85.0	88,039	15.0
2000	651,901	550,431	84.4	101,470	15.6

Source: U.S. Census

## Owner Occupied vs. Renter Occupied Dwellings

As shown in Table 5, the percentage of owner-occupied dwellings in Canton declined from a high of 88.7% in 1980 to 76.5% in 2000. Canton's year 2000 percentage of owner occupied year-round dwellings (76.5%) was about the same as Oxford County's (77.0%) but was more than the State's (71.6%). The number of rental units in Canton increased substantially over the years, growing from 31 units in 1980 to 94 units in the year 2000. The percentage of rental units in Canton in 2000 (23.5%) was about the same as the County rate (23.0%), but less than the State rate (28.4%).

**Table 5**  
**Owner Occupied Vs. Renter Occupied Housing**

	<b>Total Occupied</b>	<b>Owner Occupied Dwellings</b>		<b>Renter Occupied Dwellings</b>	
	<b>#</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Canton</b>					
1980	274	243	88.7	31	11.3
1990	316	259	80.4	57	19.6
2000	400	306	76.5	94	23.5
<b>Oxford County</b>					
1980	17,451	13,439	77.0	4,012	23.0
1990	20,064	15,262	76.1	4,802	23.9
2000	22,314	17,172	77.0	5,142	23.0
<b>Maine</b>					
1980	395,184	280,377	70.9	114,807	29.1
1990	465,312	327,888	70.5	137,424	29.5
2000	518,200	370,905	71.6	147,295	28.4

Source: U.S. Census

## Housing Age and Services

Table 6 contains information on the age of housing and the percentage of homes with complete plumbing and kitchen facilities. Statistics on the age of housing have sometimes been used as a measure of the extent of substandard housing, but these are not necessarily a reliable gauge. Old housing in Canton does not necessarily mean deteriorated housing. As shown in Table 6, Canton has a slightly higher percentage of homes constructed before 1939 (32.6%) than the County (30.5%) and State (29.1%). Canton has a very high percentage of homes with complete plumbing and kitchen facilities.



**Table 6**  
**Year – Round Housing Age And Other Characteristics – 2000**

	<b>Structure Built Between 1990-2000 %</b>	<b>Structure Built Before 1939 %</b>	<b>Complete Plumbing Facilities %</b>	<b>Complete Kitchen Facilities %</b>
Canton	14.3	32.6	98.5	98.5
Oxford County	16.0	30.5	98.7	99.0
State of Maine	14.6	29.1	99.1	99.3

Source: 2000 Census

### Housing Values and Costs

Based on 2000 Census data as shown in Table 7, the median value of a home in Canton (\$74,000) was substantially lower than it was in Oxford County (\$82,800) or the State (\$98,700). Median owner costs with a mortgage (\$767) were lower than in the other two jurisdictions. Gross rent in Canton (\$359) was lower than in either Oxford County (\$418) or the State (\$497). The percentage of people in Canton paying 30% or more of their income on rent (41.3%) is substantially higher than in the other two jurisdictions, but Canton has about the same percentage of homeowners paying 30% or more of their income on housing than the other two jurisdictions.

**Table 7**  
**2000 Housing Costs**

	<b>Median Value Owner Occupied Unit</b>	<b>Median Owner Costs</b>			<b>Median Rental Costs</b>	
		<b>With Mortgage</b>	<b>Without Mortgage</b>	<b>30% or more of Income</b>	<b>Gross Rent</b>	<b>30% or more of Income</b>
Canton	\$74,000	\$767	\$278	19.7%	\$359	41.3%
Oxford County	\$82,800	\$785	\$268	19.7%	\$418	28.8%
State of Maine	\$98,700	\$923	\$299	20.3%	\$497	34.7%

Source: 2000 Census

### Housing Affordability

One of the goals set forth in the State's growth management law is to encourage and promote affordable, decent housing opportunities for all Maine citizens." The law is based on the premise that any village or town is a more desirable place to live when composed of citizens of all income levels. Affordable, decent housing to accommodate a portion of all income levels is identified as an important element to providing a foundation for economic balance.

The State's growth management law requires that each municipality "...shall seek to achieve a level of 10% of new residential development, based on a 5-year historical average of residential development in the municipality, meeting the definition of affordable housing." Affordable housing is defined as an owner-occupied unit whose price results in a monthly housing cost that does not exceed 30% of the household's gross monthly income. Monthly cost includes mortgage principal and interest, insurance, real estate taxes and utilities. A rental unit would follow the same formula, where the monthly rate includes utilities.

Canton clearly has a problem, at least in terms of rentals. The 2000 Census documents that 14.0% of the population in Canton was below the poverty level in 1999, compared to rates of 8.3% in Oxford County and 7.8% in Maine. Moreover, a very high percentage of renters (41.3%) are paying more than 30% of their income for rent. These numbers may be due in part to an influx of mobile homes in Canton over past 10 years, coupled with rental rates at the mobile home park.

Based on information obtained from the Maine State Housing Authority, the median home is affordable to the household with a median income. This information (see Table 8) indicates that relative to incomes, housing costs are somewhat less for residents in Canton than they are elsewhere. Canton has an affordability index greater than one (an index greater than 1 is affordable; an index less than one unaffordable).

<p align="center"><b>Table 8</b> <b>Town of Canton - Affordability Index</b></p>					
<b>Year</b>	<b>Index</b>	<b>Median Income</b>	<b>Median Home</b>	<b>Median Income can Afford</b>	<b>Income Needed</b>
2000	1.23	\$32,625	\$72,950	\$89,643	\$26,550
2001	1.19	\$32,422	\$75,000	\$89,012	\$27,318
2002	1.32	\$32,529	\$70,450	\$92,952	\$24,654

*Source: Claritas by indicated year/2000 Census and State Multiple Listing Service*

The median value home in Canton in 2000 is affordable for a median income household. It is very close to being affordable for the low income household (80% of median income, or \$26,100). However, the median value home is not affordable for the very low income household (50% of median income, or \$16,312).

### **Specialized Housing**

The Victorian Villa Rehabilitation Center, located on Pleasant Street, offers a wide range of nursing home services including skilled treatment, long-term care, assisted living and respite services. The facility opened in 1970 and is currently licensed for 114 beds. The facility's services are available to anyone in Maine or from out-of-state. The Center employs 130 people. Whitney Brookside is a subsidized senior housing project, also located in the village to the west of Route 108.

## **Future Housing Demand**

Based on population projections prepared by the State Planning Office, Canton can expect to grow by 91 people between 2003 and 2013. This will create a demand for 46 homes (assuming household size decreases to 2.0 people), which would require 12 to 24 acres of land area (assuming the Town adopts a minimum lot size requirement of 10,000 to 20,000 square feet in the growth area). The proposed growth area (see future land use map) is large enough to accommodate this additional growth, plus the relocation of homes from the flood-prone part of the village).

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## 4. ECONOMY

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### Introduction

The Town of Canton has no major industrial or commercial establishments which could share the burden of the property tax or provide ample employment opportunities for its residents. There are three general stores in town, two with gas pumps and one with a lunch counter, as well as a restaurant, two churches, a Historical Society, a Rebekka Lodge, several beauty parlors, a Veterans Hall, a printer, an engine repair shop, a nursing home as well as a variety of agricultural businesses, home-based businesses and loggers and construction companies. The Town's single largest employer is the Victorian Villa Rehabilitation Center, which employs about 130 people.

### Employment

The majority of the Town's residents have relied upon employment opportunities in nearby communities including Rumford/Mexico, Jay, Farmington, and Lewiston/Auburn. As shown in Table 1, the Town has a relatively high unemployment rate relative to surrounding communities, three counties, and Maine as a whole. Based on information from the Maine Department of Labor, there were 430 people in the labor force in the year 2001, of which 390 were employed and 40 were unemployed.

**Table 1**  
**Summary of Employment, Unemployment, 2001**

	Labor Force	Employed	Unemployed	Unemployment Rate
Canton	430	390	40	9.3
Dixfield	1,094	975	119	10.9
Hartford	308	305	3	1.0
Jay	2,825	2,664	161	5.7
Livermore	972	915	57	5.9
Livermore Falls	1,467	1,358	109	7.4
Peru	642	592	50	7.8
Androscoggin Co.	60,144	57,700	2,444	4.1
Franklin County	14,393	13,466	927	6.4
Oxford County	26,485	24,907	1,578	6.0
Maine	683,907	656,764	27,143	4.0

Source: Maine Department of Labor, 2002

The unemployment picture has been roughly the same for the past five years, as shown in Table 2. The lowest unemployment rates have been in Hartford and Androscoggin County.

**Table 2**  
**Unemployment Rates, 1997-2001**

	1997	1998	1999	2000	2001
<b>Canton</b>	11.1	9.4	9.6	7.4	9.3
Dixfield	10.8	11.5	13.0	11.9	10.9
Hartford	2.0	1.3	1.3	0.9	1.0
Jay	6.8	6.8	5.5	6.0	5.7
Livermore	7.1	8.3	7.0	7.4	5.9
Livermore Falls	9.8	9.7	9.2	10.6	7.4
Peru	7.1	8.7	8.0	7.1	7.8
Rumford	8.2	6.6	7.4	6.6	7.3
Androscoggin Co.	5.9	4.7	4.0	3.5	4.1
Franklin County	7.9	6.7	7.0	6.6	6.4
Oxford County	6.8	6.0	6.7	5.4	6.0
Maine	5.4	4.4	4.1	3.5	4.0

In 1980, approximately 37% of the Town's work force was employed in manufacturing, primarily in paper mills in Jay and Rumford. Over the years, the statewide decline in manufacturing jobs, including those in the paper mills, has had an impact on Canton. Based on 2000 Census data, just 24% of the Town's population was employed in manufacturing. However, this is still higher than in Oxford County (20%) or Maine (14%).

### Place of Work

According to the 1990 Census (data is not yet available from the 2000 Census), of the 375 workers who reported their job locations, 123, or about a third (32.8%), were employed by businesses located in Canton (see Table 3). The remaining 252, or 67.2% of the total, worked outside of town. The principal job locations outside of Canton were Rumford (32 persons or 8.5%), Jay (28 persons or 7.5%), and Turner (26 persons or 6.9%). As shown in Table 4, there were 244 people in 1990 who reported working in Canton. Of these, 123, or 50.4% lived in Canton.

**Table 3**  
**Place of Work - Canton Residents**

<u>Place</u>	<u>#</u>	<u>%</u>	<u>Place</u>	<u>#</u>	<u>%</u>
Canton	123	32.8	Dixfield	18	4.8
Rumford	32	8.5	Livermore Falls	14	3.7
Jay	28	7.5	Lewiston	13	3.5
Turner	26	6.9	Farmington	12	3.2
Auburn	22	5.9	Other	67	17.9
Wilton	20	5.3	<b>Total</b>	<b>375</b>	<b>100%</b>

Source: U.S. Census, 1990

Table 4 Residence of People who Work in Canton					
<u>Place</u>	<u>#</u>	<u>%</u>	<u>Place</u>	<u>#</u>	<u>%</u>
Canton	123	50.4	Livermore	13	5.3
Hartford	19	7.8	Buckfield	12	4.9
Dixfield	18	7.4	Rumford	11	4.5
Turner	16	6.6	Other	32	13.1
			<b>Total</b>		<b>100%</b>

Source: 1990 Census

### Employment by Industry

Table 5 contains a breakdown of the labor force by industry for Canton, Oxford County and the State of Maine as reflected in the 2000 Census. Canton had a higher percentage of residents employed in agriculture/forestry/fishing/mining, construction, and than the other two jurisdictions. The two largest employment categories for Canton residents are manufacturing (23.6%) and Education/health/social services (23.3%).

Table 5 Labor Force Employment By Industry – 2000						
	<u>Canton</u>		<u>Oxford County</u>		<u>State</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Agriculture, forestry, fishing, hunting, mining	30	6.9	771	3.0	16,087	2.6
Construction	47	10.9	2,365	9.2	42,906	6.9
Manufacturing	102	23.6	5,160	20.1	88,885	14.2
Wholesale trade	8	1.8	557	2.2	21,470	3.4
Retail trade	52	12.0	3,126	12.2	84,412	13.5
Transportation and warehousing, utilities	21	4.8	926	3.6	26,857	4.3
Information	6	1.4	410	1.6	15,294	2.5
Finance, insurance, real estate, rental and leasing	8	1.8	1,040	4.0	38,449	6.2
Professional, scientific, management, administrative	14	3.2	1,246	4.9	43,074	6.9
Educational, health, social services	101	23.3	5,847	22.8	144,918	23.2
Arts, entertainment, recreation, accommodation and food services	10	2.3	2,310	9.0	44,606	7.1
Other services (except public admin)	22	5.1	1,073	4.2	29,182	4.7
Public administration	12	2.8	855	3.3	27,871	4.5
<b>Total</b>	<b>433</b>	<b>99.9</b>	<b>25,686</b>	<b>100.1</b>	<b>624,011</b>	<b>100.0</b>

Source: 2000 Census

## Employment by Occupation

Table 6 contains an occupational breakdown for Canton, Oxford County and the State of Maine as reflected in the 2000 Census.

<b>Table 6</b>						
<b>Labor Force by Occupation – 2000</b>						
	<b>Canton</b>		<b>Oxford County</b>		<b>Maine</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Management, professional and related	89	20.6	6,835	26.6	196,862	31.5
Service	77	17.8	4,509	17.6	95,601	15.3
Sales and office	82	18.9	5,459	21.3	161,480	25.9
Farming, fishing and forestry	15	3.5	403	1.6	10,338	1.7
Construction, extraction, maintenance	50	11.5	3,323	12.9	64,064	10.3
Production, transportation, material moving	120	27.7	5,157	20.1	95,666	15.3
<b>Total</b>	<b>433</b>	<b>100.0</b>	<b>25,686</b>	<b>100.1</b>	<b>624,011</b>	<b>100.0</b>

Source: 2000 Census

## Agriculture, Forestry

Canton contains approximately 1,400 acres of land which is actively being used for farming or farm-related activities and land uses. Most of the active farmland in Canton is located along the Androscoggin River and along Routes 108 and 140. There are 35 parcels of land, totaling 851 acres, or 5% of the land area of the Town, have been placed by their owners under the provisions of the Farm and Open Space Tax Law.

Dairy farms include those owned by Duane Conant, Craig Gammon, Mabel Ferris and Ralph Sayer. Crane Brothers is a potato farm. The potato farm and the dairy farms often swap crops, growing corn one year and potatoes the next

In 2001, farmer Norris Conant worked with the River Valley Growth Council to grow an experimental crop called quinoa. According to a 2001 article in the Lewiston Sun Journal, "quinoa is a grain-like plant that has been grown by the Incas and others for thousands of years. The plants are thick, tall, woody stalks, topped with large seed heads. It's the seeds that are ground into flour or cooked like rice once a soap-like substance called saponin is washed from them. It is high in protein, calcium, B vitamins and iron. For people who are allergic to wheat products, it is gluten-free. It can be made into pasta and cereal flakes, among other things, and made into an array of baked goods. The plant has grown in popularity over the years, particularly as trends have turned more toward vegetarianism, or for those who want to cut down on meat consumption."

There are 119 parcels of land, totaling 8,142 acres, or 44% of the land area of the community (mostly in the northern half of town) that have been placed by their owners under the provisions of

the State's Tree Growth Tax Law. According to data obtained from the Maine Department of Conservation, Maine Forest Service, there have been extensive timber harvesting operations in Canton over the past 11 years, as shown in Table 7.

**Table 7**  
**Total Harvest Acres Reported to State**

<b>Year</b>	<b>Acres Harvested</b>	<b>Year</b>	<b>Acres Harvested</b>
1991	470	1997	260
1992	707	1998	827
1993	383	1999	284
1994	419	2000	871
1995	210	2001	868
1996	312	<b>Total</b>	<b>5,611</b>



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## 5. NATURAL RESOURCES

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### Introduction

Geographically, Canton is a small community, consisting of 28.94 square miles, or 18,522 acres. Based on a year-round 2000 population of 1,121 people, there were 39 people per square mile (in 1980, there were 29 people per square mile).

Canton is located in the northeast corner of Oxford County. It is bordered on the northwest by the Town of Dixfield, on the northeast by Jay, on the southeast by Livermore, on the southwest by Hartford, and on the west by Peru.

The terrain is varied. The northern portion of the Town is hilly, with a steep ridge running north to south at its center. The central portion is a broad, flat plain, typical of a floodplain, and the southern portion of the community consists of rolling hills bisected by a floodplain. The elevation in Canton ranges from less than 400 feet above sea level on Canton Point and in the village to over 1,500 feet on top of Canton Mountain in the north.

Major water bodies include the Androscoggin River, which runs roughly west to east through the middle of the community, Lake Anasagunticook (Canton Lake) in the southwest portion of the community, Whitney Brook, which flows from Lake Anasagunticook to the Androscoggin River, and Forest Pond just south of the Androscoggin River in the center of the community. Most of the development in Canton is located south of the Androscoggin River although there are a number of homes in the Canton Point area just north of the river.

### Geology

The topography of the Town is largely the result of events that occurred during the last ice age at a time when ancient oceans extended over parts of the State and glaciers scraped, scoured and coated other areas with glacial tills, sands and clay.

Canton generally consists of glacial till, which is a heterogeneous mixture of sand, silt, clay, stones and some boulders. The ridges in these areas have a north-south orientation which is a result of the flow of glacial ice.

There is a large esker running from East Peru to the southeast corner of Town. Eskers consist of individual or multiple ridges that were deposited by meltwater streams flowing in tunnels within or beneath the glacial sheet. Other glacial features interspersed in the lower part of the community include lake bottom deposits (silt, clay and sand), stream alluvial deposits (sand, gravel and silt) and glacial outwash deposits (sand and gravel).

## Soils

Knowledge of the types of soils which exist in Canton can be helpful in planning and/or reviewing land use activities. The various characteristics of soil types present different limitations for development which can often be overcome through special planning, design, construction and/or maintenance.

The Medium Intensity Soil Survey of Oxford County, Maine, published by the U.S. Soil Conservation Service, describes the different soil types which exist in the County and provides information on their limitations. The soil map displays the predominant soil types for an area, although there may be pockets of other soils. Therefore, a high intensity soil survey is needed for individual site planning.

The soils in Canton vary from glacially deposited materials in the uplands to recently deposited alluvium on the floodplains.

The upland soils formed in glacial till include the Marlow, Becket, Peru, Skery and Ridgebury soils. These soils have a hardpan at about 18 inches. They are formed on smooth, convex slopes, and generally are stone-covered unless cleared by man. The Herman, Berkshire and Leicester soils are also glacial till soils. These soils are deep and loose and are found on steep slopes and in valleys.

The floodplain soils include the Hadley, Ondawa, Limerick, Podunk, Winooski, Rumney and Saco soils. These are young soils as they are continually forming in fresh deposits from periodic flooding. These soils flood in one to ten year frequencies but are well suited for agricultural purposes. Many of the Town's most productive farmlands are located in these soils.

The Androscoggin Valley Council of Governments has produced a soil map entitled "Soil Classification for Low Density Development" that is based on the Soil Potential Ratings for Low Density Development, prepared by the U.S. Soil Conservation Service (now the Natural Resources Conservation Service). Based on an analysis of this map, about 60% of the soils of Canton have low or very low potential for low density development. There are some locations west of the village along route 140 (and out of the floodplain) that have soils rated medium to high potential for low density development. There is also a large area of land south of the village, lying between Route 108 and Lake Anasagunticook (also out of the floodplain), that has medium potential for low density development. Both of these areas would be suitable locations for growth areas. Both could also be served by central water and sewer, so they would be suitable for high density development as well.

There are a number of large areas north of the Androscoggin River near Dixfield that have high potential for low density development. However, these areas are not near central water and sewer services. Most of the land areas adjacent to Jewett Road have medium to high potential soils, and one area in the center of Campbell Road has medium to high potential soils. Neither road is close to the Town's water or sewer systems.

## Surface Water

**Androscoggin River.** The Androscoggin River, which originates from Lake Umbagog on the Maine/New Hampshire border, enters the Town from the west where Canton borders Peru and Dixfield, and it leaves Canton on its eastern border where it enters the Town of Jay. Tributaries include Whitney Brook, Childs Brook, Bog Brook, Fuller Brook, and Ludden Brook. The total drainage area of the river upstream of the Riley Dam near the Canton/Jay border is 2,466 square miles. The

Androscoggin River has an average gradient of 8 feet per mile. In the past, the Androscoggin River has been ranked as one of the most severely polluted rivers in the country. In recent decades, the pollution load has been reduced through the construction of municipal and industrial waste water treatment systems.

**Whitney Brook.** Whitney Brook, which is the outlet of Lake Anasagunticook (Canton Lake), flows through Canton Village. It has a drainage area of approximately 23.7 square miles at its confluence with the Androscoggin River. It has an average gradient of 35 feet per mile.

**Lake Anasagunticook.** Lake Anasagunticook is located in the southwest corner of the Town and is the source of the Canton's public water supply. Approximately one third of the lake lies within the Town of Canton and the other two thirds lies within the Town of Hartford. The surface area of the lake is 593 acres and the direct drainage area is 13.38 square miles. The maximum depth is 54 feet and the mean depth is 29 feet.

There is a lake association that has been very active in monitoring lake water quality data and in fixing non-point sources of pollution in the lake's watershed. The lake association is currently administering a "319" Nonpoint Source Pollution grant from the Department of Environmental Protection which includes nonpoint source remediation and an educational and outreach effort. The Town of Canton has also been involved in addressing some of these problems. Non-point source pollution is the result of numerous everyday activities by the inhabitants of a lake's watershed. It is not just the activities of people living on the edge of a lake that affect its water quality; the lake is affected by every activity in that lake's watershed. It can be caused by gardening in such a way that the soil erodes into the lake; by storing manure in such a way that its nutrients leach into the lake; by turning a piece of wooded ground into a smooth lawn running down to the stream that empties into the lake which allows storm water runoff to rapidly run into the lake carrying excess nutrients with it; by needlessly fertilizing that lawn and having that fertilizer flush into the lake; by clear-cutting; by improper roadside ditching; and by a hundred other activities. Basically, the way to avoid non-point source pollution of Maine's streams, lakes and streams is to slow down and/or trap the runoff from the land to the water. By doing this, the nutrients will stay where they belong, on the land.

The Maine Department of Environmental Protection (DEP) and citizens involved in the Volunteer Lake Monitoring Program have collaborated in the collection of lake data to evaluate water quality, track algae blooms, and determine water quality trends. Water quality monitoring data has been collected on the lake since 1980. During this period, eight years of basic chemical information was collected, in addition to Secchi Disk Transparencies.

The water quality of Lake Anasagunticook is considered by DEP to be average, based on measures of Secchi Disk Transparencies, total phosphorus, and Chlorophyll-a. The potential for nuisance algal blooms is medium to high. Water quality appears to have been fairly stable since 1980, and includes the following parameters:

- **Color:** Lake Anasagunticook is a slightly colored lake with an average color of 23 Standard Platinum Units (SPU). Lakes with an SPU reading in excess of 30 can have reduced transparency readings and increased phosphorus values.
- **Secchi Disk:** The lake has an average Secchi Disk Transparency (SDT) reading of 4.5 meters (14.8 feet). SDT is a measure of water clarity, or transparency, of the lake. SDT values in Maine vary

from .5 meters to 15.5 meters, with the average being 4.9 meters. Unless a lake is highly colored, which is not the case with Lake Anasagunticook, SDT readings of 2 meters or less indicate a water quality problem that has resulted in an algal bloom.

- **Total Phosphorus:** The range of water column total phosphorus in Lake Anasagunticook is 6-14 parts per billion (ppb), with an average of 9 ppb. Total phosphorus is one of the major ingredients needed for plant growth. As phosphorus increases, the amount of algae increases. In Maine, total phosphorus varies from 2 ppb to 134 ppb, with the average being 12 ppb.
- **Chlorophyll-a.** Chlorophyll-a in Lake Anasagunticook ranges from 1.6 to 9.6 ppb, with an average of 5.3 ppb. Chlorophyll-a is a measurement of the green pigment found in all plants including microscopic plants such as algae. It is used as an estimate of the algal biomass, with higher numbers indicating higher levels of algae. Chlorophyll-a measurements in Maine range from 1.1 ppb to 51.5 ppb, with the average being 4.7 ppb.
- **Dissolved Oxygen.** Recent dissolved oxygen profiles in Lake Anasagunticook show high dissolved oxygen depletion in the deep areas of the lake. Dissolved oxygen levels below five parts per million are considered so stressful that most cold water fish will avoid these areas. Anoxic (no oxygen) conditions can also promote the release of total phosphorus from bottom sediments. As a result, in Lake Anasagunticook, the potential for total phosphorus to leave the bottom sediments and become available to algae in the water column (internal loading) is high.
- **Flushing Rate:** The flushing rate is the amount of time required for lake water to be renewed each year. The average flushing rate is about 1- 1.5 flushes per year for Maine lakes. The flushing rate for Lake Anasagunticook is 1.08 flushes per year.

**Forest Pond.** Forest Pond is located on the eastern side of Jewett Hill and drains into the Fuller Brook wetland area and eventually into the Androscoggin River. Forest Pond is 44 acres in size. It has a surface area of 44.5 acres, and drains .31 square miles. The maximum depth is 23 feet, and the mean depth is 10 feet. This pond is relatively isolated and thus has experienced little development.

## **Floodplains**

Floodplains comprise approximately 18% of Canton's total land area. The flood hazard area along the Androscoggin River is extensive, reaching to over 4,000 feet in some areas around Canton Point. Another flood hazard area extends south from the tip of the point and is associated with Childs Brook, Whitney Brook, Bog Brook and Lake Anasagunticook. This flood zone also extends out over 4,000 feet in the village. Another flood hazard area is associated with Fuller Brook and Forest Pond. This zone of flooding is quite extensive in the wetlands of this area. Floods have played a destructive role in the Town's history. Major floods occurred in 1896, 1927, 1936, 1953, 1978, and most recently 1987. These floods devastated the Canton Point, Gilbertville, and Canton Village areas. More than half of Canton Village is within the 100-year floodplain. The town office, community room, fire department and elementary school are all within the floodplain.

The National Flood Insurance Program is administered by the Federal Emergency Management Agency (FEMA). The program has been designed to provide flood insurance for existing properties and to discourage additional development within the 100-year floodplain. A 100-year flood is a flood that has one chance in 100 of being equalled or exceeded in any one-year period.

FEMA prepared a Flood Insurance Study for the Town of Canton in 1989 that included Flood Insurance Rate Maps. The following water bodies were studied by detailed methods that included the establishment of flood elevation reference marks and flood elevations at specific cross-section reference points: the Androscoggin River for its entire length within Canton, and Whitney Brook, from Lake Anasagunticook to its confluence with the Androscoggin River. The areas studied by detailed methods were selected with priority given to known flood hazard areas and areas of projected development.

Numerous brooks and streams were studied by approximate methods. These water bodies include Ludden Brook, Childs Brook, Bog Brook, Fuller Brook, Lake Anasagunticook, Forest Pond, and several unnamed tributaries to the Androscoggin River. Approximate analyses were used to study these areas because they have a low development potential or minimal flood hazards.

Flood elevations along the Androscoggin range from 403 feet above sea level at the Dixfield town line to 382 feet at Riley Dam. Along Whitney Brook, flood elevations range from 396 feet just west of Route 108 to 395 feet at the confluence of the Androscoggin River.

The Town of Canton is in the National Flood Insurance Program. As such, subsidized flood insurance is made available to the residents of the community including those living in known flood hazard areas. Under the provisions of the program, the Town is obligated to administer and enforce a flood hazard ordinance. Enforcement of the flood hazard ordinance has reduced the potential for flood damage (as envisioned by the Flood Insurance Program) along the Androscoggin River and Whitney Brook. However, the result has been a gradual destruction of Canton Village because buildings that are damaged by floods or burned are often not replaced or repaired.

Canton voted to join the flood insurance program in May of 1975. The Town entered the Emergency Phase of the program in 1975, and it entered the Regular Phase in 1989. Currently, there are 40 flood insurance policies in effect, representing \$2.1 million in coverage. There have been 54 claims totalling \$358,950 since 1978. The average damage payment has been \$6,647.

In the fall of 2002, several students from Worcester Polytechnic Institute in Massachusetts conducted a detailed study of 45 principal structures that are in the floodplain. For each structure, the study included first floor flood elevations, flood elevations, depth of flood and flood mitigation recommendations.

In the fall of 2002, the Town of Canton applied for and received a flood mitigation grant which will be used to further document the extent of flooding in Canton and to begin the planning process for moving structures (on a voluntary basis) out of the floodplain. Town officials have also met with officials of several grant programs to explore options for obtaining grant assistance to help property owners move their homes out of the floodplain or flood-proof them.

## **Wetlands**

Wetlands are considered those areas where water is the primary factor controlling the plant and animal life found there. Although often overlooked as simply unbuildable land, wetlands play a significant role in the overall ecological balance of the environment. Wetlands provide many functions beneficial to humans. They serve as both seasonal and year round habitat for a wide number of species, often having high densities of individuals indicating a healthy ecosystem. They act as natural sponges,

absorbing large quantities of run-off to be released slowly later. They also filter the run-off, removing silt, contaminants and other pollutants.

Based on the National Wetlands Inventory maps for Canton, major concentrations of wetlands exist in low-lying areas along the Androscoggin River, along Whitney Brook, in a large area east of Route 108 between 108 and Jones Road (including Bog Brook and its tributaries), an area west of Route 108 along Childs Brooks, an area south of the Androscoggin River along Fuller Brook, an area along Ludden Brook (north of the Androscoggin River), and an area north of the Androscoggin River opposite Stevens Island.

## **Groundwater**

Groundwater is found below the surface of the land in the pore spaces between sand grains and in fractures in the bedrock. An aquifer is a water-bearing geologic formation capable of yielding a usable amount of water to a well. A sand and gravel aquifer is considered a significant aquifer when a well in that deposit is capable of being continuously pumped at a rate of 10 gallons per minute (gpm) or more. There are extensive areas of significant sand and gravel aquifers in Canton. These areas include:

- Land areas along the Androscoggin River as far east as Fuller Brook;
- An area just east of Bog Brook with a yield over 50 gpm;
- Generally, the area east of Route 108 for about a mile in depth, from Jones Road to the village;
- The area on either side of Whitney Brook;
- The area from the village northwest along both sides of Route 108 to the gravel pits; and
- An area along Fuller Brook.

Land uses that can contaminate ground water aquifers include the disposal, storage, or transportation of leachable material such as road salt, solid waste, sludge, oil, gas and other chemicals. Two potential sources of groundwater contamination in Canton include the wastewater treatment facility and the salt and sand storage facility, both of which are located over significant sand and gravel deposits.

Based on information obtained from the Maine Department of Human Services, there are two community drinking water supplies that are not municipal supplies. These include a well at Canton Point Park and two wells at Dees Place.

## **Forest Resources**

Canton contains at least 18,000 acres of woodland at various stages of maturity. Stands of hardwood (oak, beech, maple, birch) can be found on higher, drier land while stands of softwood (pine, fir, hemlock, spruce) cover the lower, wetter areas with a lot of mixing in between. The forested areas of Canton provide numerous benefits, including:

- Economic benefits to landowners when timber is harvested;
- Recreational benefits including hunting, snowmobiling, cross country skiing and other winter sports;
- Wildlife habitat including deer wintering habitat;
- Aesthetic enjoyment; and
- Protection of the Town's lakes and streams (the canopy provided by trees and the understory aid in breaking the force of precipitation, thereby decreasing erosion).

## Wildlife Habitats

**Beginning with Habitat Program.** A number of State agencies and conservation organizations are working together to secure Maine's outdoor legacy through a program called "Beginning with Habitat." The program is a habitat-based landscape approach to assessing wildlife and plant conservation needs and opportunities. The goal of the program is to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine by providing each Maine town with a collection of maps and accompanying information depicting and describing various habitats of statewide and national significance found in the town. These maps provide communities with information that can help guide conservation of valuable habitats.

The agencies participating in the Beginning with Habitat program include the Natural Areas Program of the Department of Conservation, the Department of Inland Fisheries and Wildlife, the Maine Audubon Society, the State Planning Office, the United States Fish and Wildlife Service, and the Maine Cooperative Fish and Wildlife Service.

**Types of Habitat in Canton.** The Beginning with Habitat Program has identified three general types of habitat in Canton:

1. **Riparian habitat.** Riparian habitat is the transitional zones between aquatic habitats and wetlands and dry or upland habitats and includes the banks of shores and streams, rivers, ponds and lakes, and the upland edge of wetlands. Riparian habitat provides habitat for many plants and animals occurring in Maine. Towns have the opportunity to protect a large portion of riparian habitat simply by fully enacting and enforcing Maine's shoreland zoning provisions. This includes a 75-foot buffer around larger streams and a 250-foot buffer around rivers, lakes, ponds and non-forested wetlands greater than 10 acres.
2. **Large habitat blocks.** Large habitat blocks provide habitat for certain plants and animals not already included in riparian habitat (number 1, above) or high value habitats (number 3, below). Large habitat blocks are relatively unbroken areas of habitat which includes forest, grassland/agricultural, water or wetlands. "Unbroken" means that the habitat is crossed by few roads, and has relatively little development and human habitation. These blocks are especially important to species with large home ranges, such as bobcat, and other species such as the black-throated blue warbler, who may have small home ranges but will only be successful over the long term in larger habitat blocks. Large blocks are also more likely to include a wider diversity of species than smaller blocks.

Blocks between one and 19 acres are home to species typical of urban and suburban landscapes (e.g. raccoons, skunks, squirrels). Blocks of 250 acres begin to provide habitat for area-sensitive birds that are uncommon in smaller forests and grasslands such as the veery and scarlet tanager and the grassland species upland sandpiper and grasshopper sparrow. Moose, bald eagles, goshawks and similar species usually require 500 to 2,500 acres while blocks greater than 2,500 acres may hold the full complement of species expected to occur in Maine.

Beginning with Habitat has identified and mapped several large blocks of undeveloped land, all of portions of which are in Canton. These include north of the Androscoggin (19,342 acres, partially in Canton, Dixfield and Jay), one in the southeast part of town (9,555 acres, partially in Canton, Livermore and Jay), one south of Route 140 and east of Route 108 (768 acres), and one west of Route 108 (9,808 acres, partially in Canton, Hartford and Peru).

3. **High value plant and animal habitats.** High value plant and animal habitats include rare plant locations and rare or exemplary natural habitat (for deer, waterfowl and wading birds, heron rookeries), and rare animal locations (for endangered species and species of special concern), as identified and mapped by the Natural Areas Program and the Department of Inland Fisheries and Wildlife. High value habitat for United States Fish and Wildlife Service priority trust species is also included. Several of these habitats are offered some degree of protection under state law but may warrant further local protection. High value plant and animal habitats in Canton include the following:

Rare or exemplary communities (field verified within the past 20 years). These include natural communities that are either rare types or outstanding examples of more common types. Rare or exemplary communities in Canton include the freshwater forested and non-forested wetlands on the west shore of Forest Pond.

Rare plant locations (field verified within the past 20 years). These include plant species that are rare in Maine:

1. Enriched northern hardwoods forest – north of Lake Anasagunticook and west of 108
2. Sandy lake bottom – west shore of Forest Pond
3. Long-beaked sedge and wild leek – large island in Androscoggin River
4. Rare plant location (specific information not supplied) in #1, above
5. Thread-like naiad – east side of Forest pond

Significant wildlife habitats. These are habitats of State significance that are protected by Maine's Natural Resources Protection Act. Significant wildlife habitats in Canton include:

- **Deer wintering area.** There is a small deer wintering area in the southeast corner of the community. The primary mechanism for deer to conserve energy during winter is to move to traditional wintering areas or "yards." These wintering areas provide deer with shelter from radiant heat loss as well as improved mobility in snow. The conifer canopy in a deer yard moderates the effects of winter by maintaining warmer than average temperatures and greatly reducing wind velocity. The conifer cover also intercepts much of the snowfall and ground accumulations become firmly packed. This makes traveling much easier for deer and decreases their energy demands.
- **Waterfowl and wading bird habitat.** There is a waterfowl and wading bird habitat area along the full length of Fuller Brook. Waterfowl and wading birds are a diverse group of species which make significant but not exclusive use of island and coastal wetlands. Waterfowl are defined in Maine statute as species of the family Anatidae, which includes ducks and geese but not grebes and loons. Wading birds include bitterns, herons, egrets, ibis, rails, coots and moorhens.

Other rare wildlife habitat/locations. These include habitats and locations for the creeper (Androscoggin River):

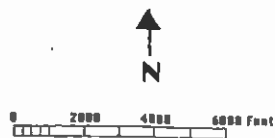
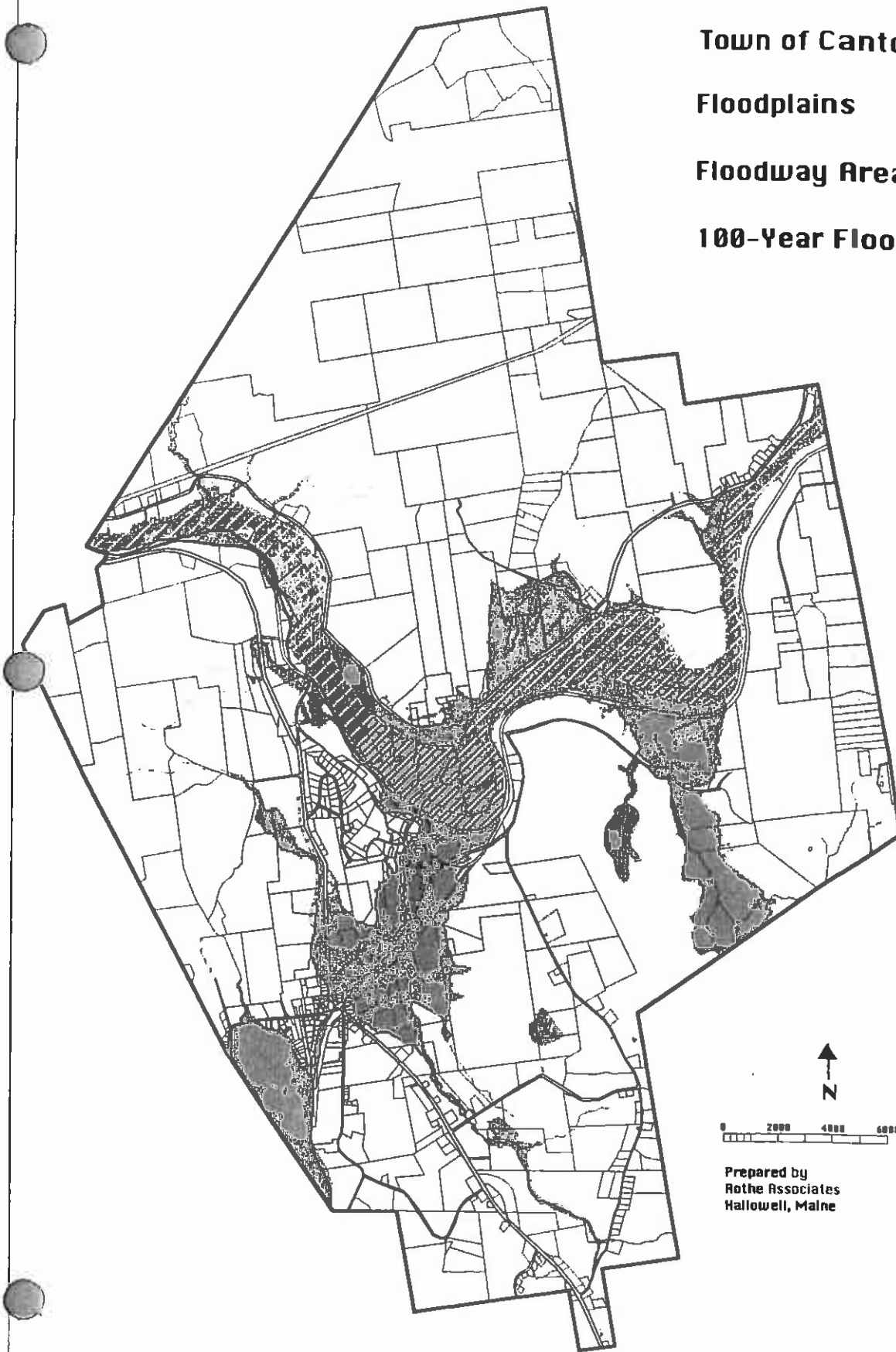


# Town of Canton

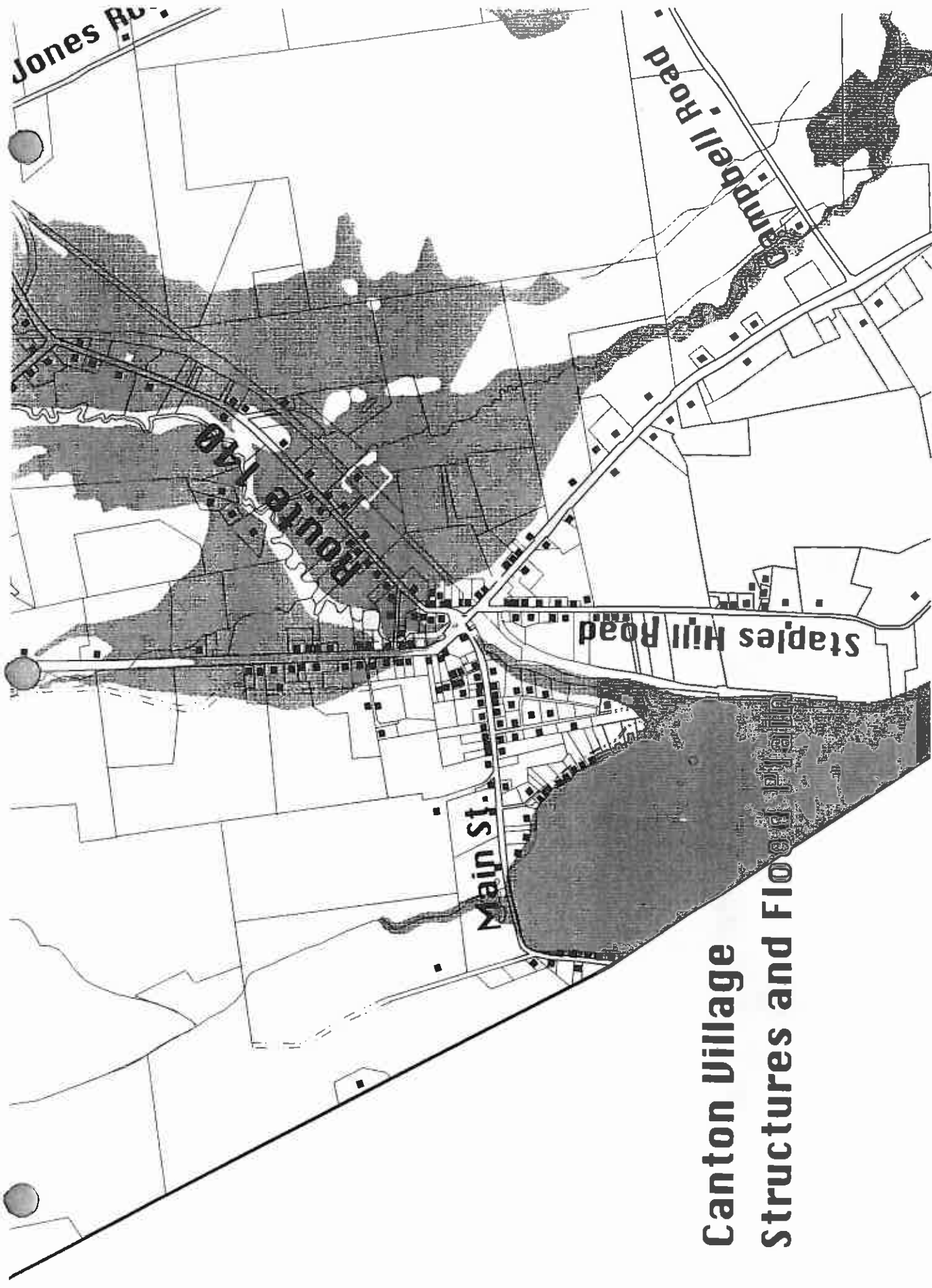
## Floodplains

Floodway Areas 

100-Year Flood 

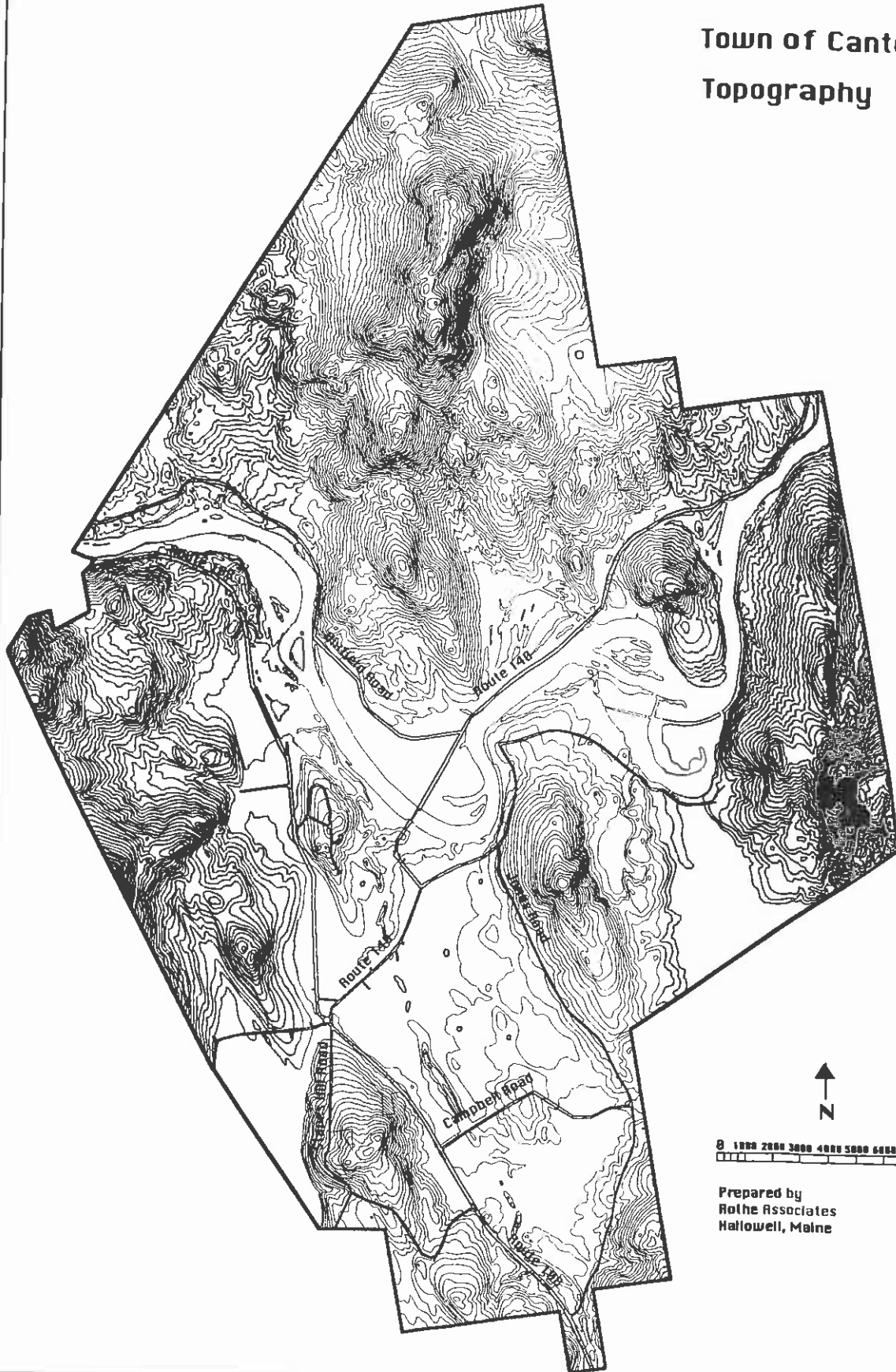


Prepared by  
Rothe Associates  
Hallowell, Maine



# Canton Village Structures and Flood Plain

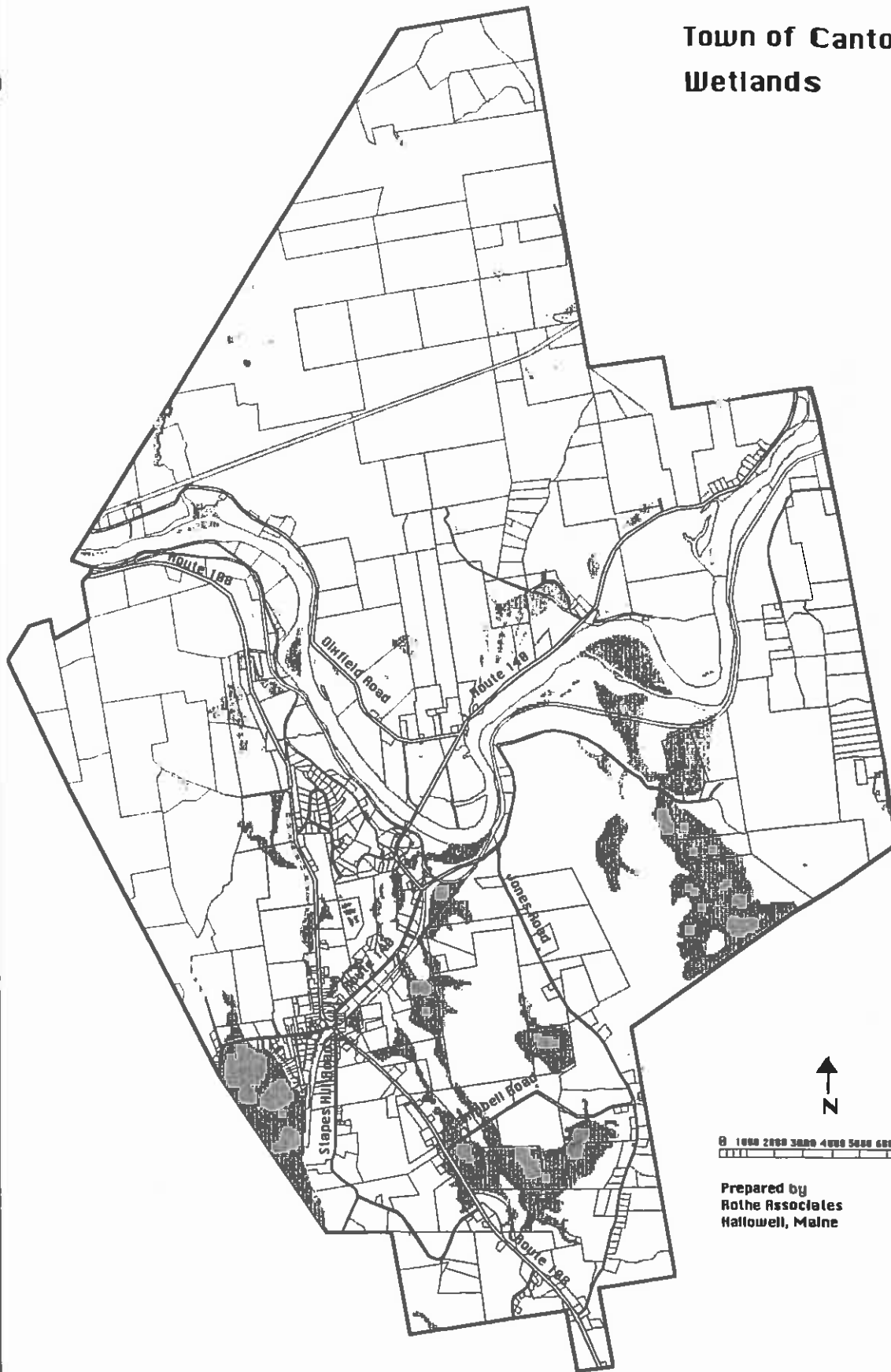
# Town of Canton Topography



0 1000 2000 3000 4000 5000 6000 7000 FEET

Prepared by  
Rolhe Associates  
Hallowell, Maine

# Town of Canton Wetlands

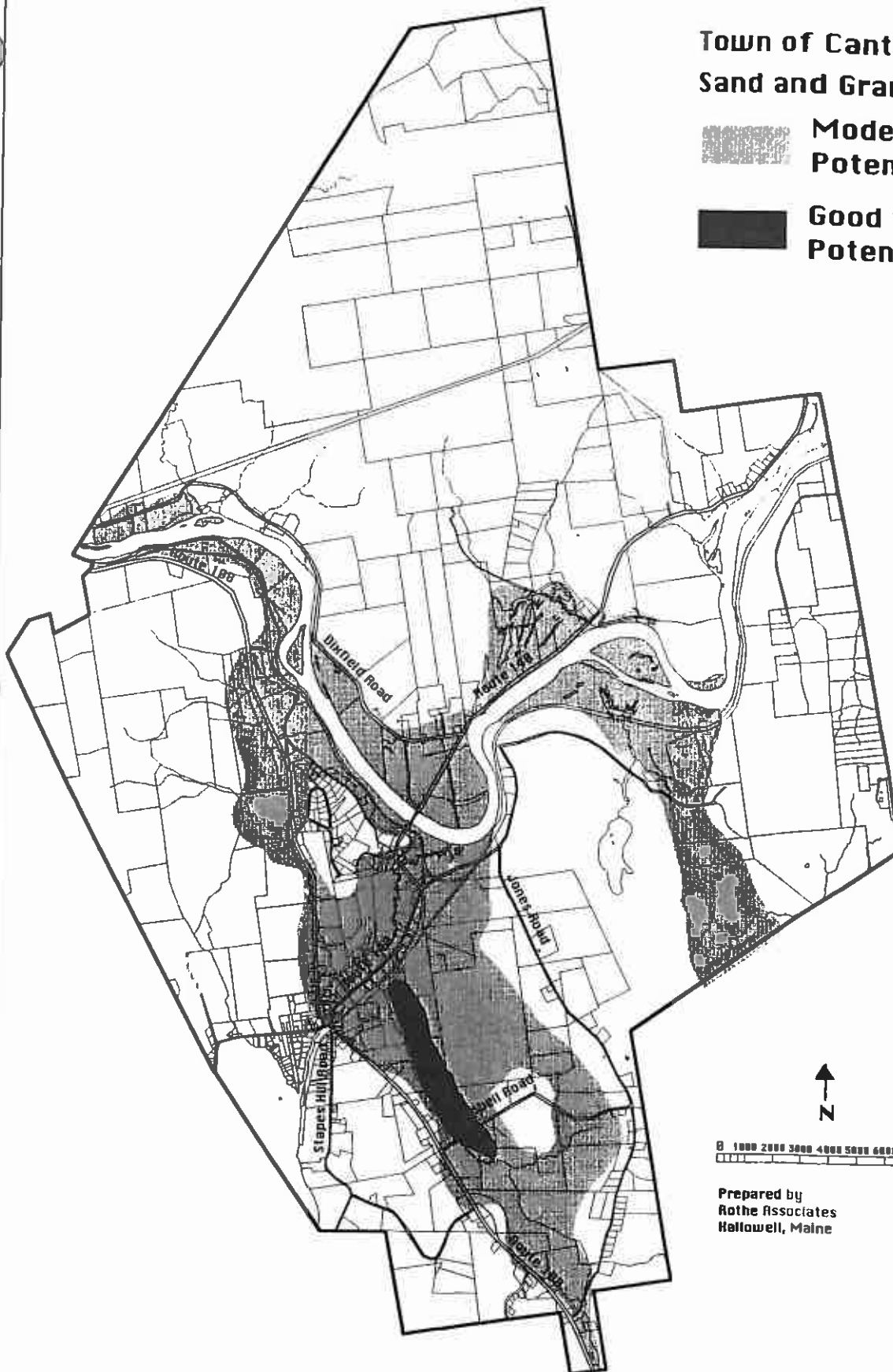


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Hallowell, Maine

**Town of Canton  
Sand and Gravel Aquifers**

 Moderate to Good Potential

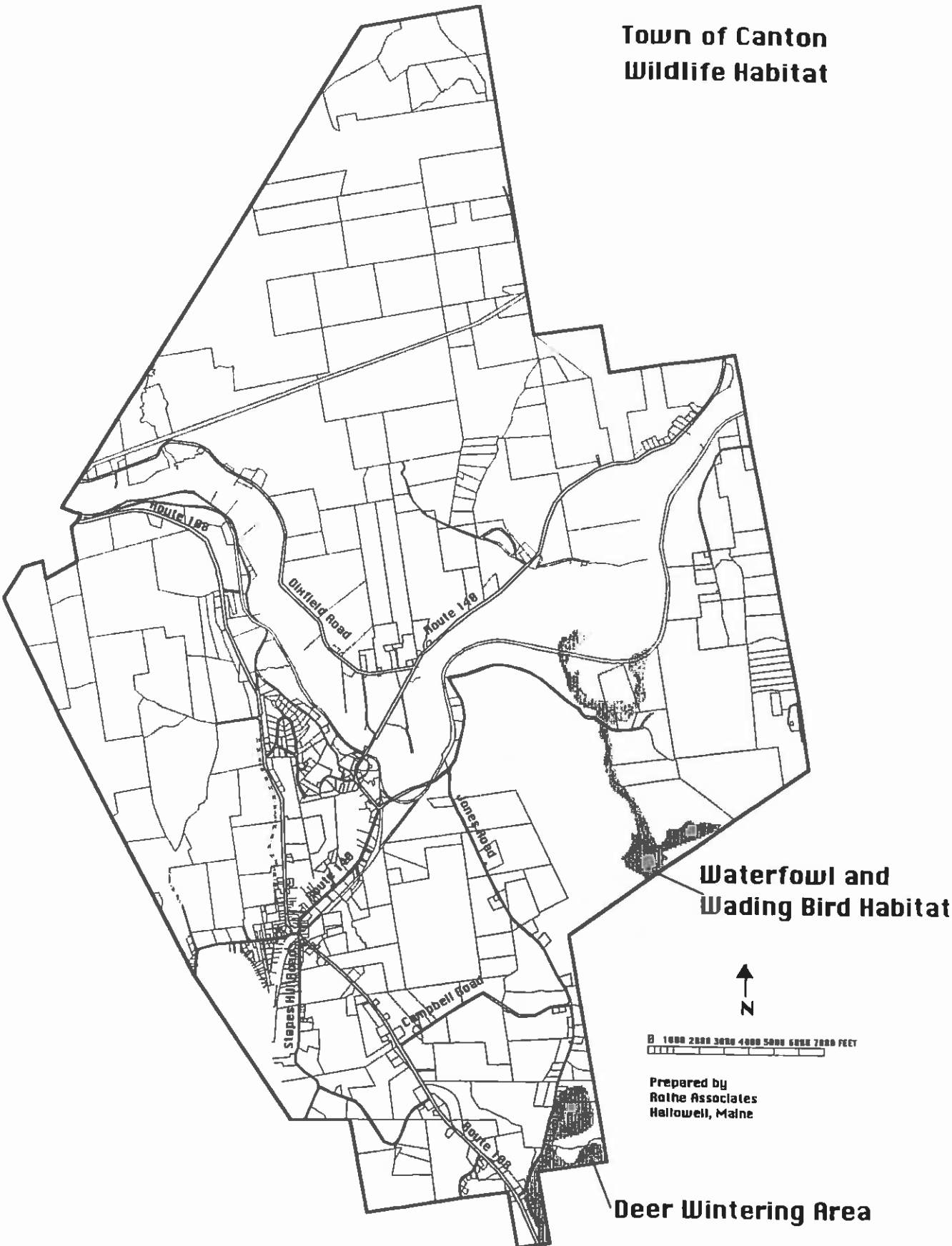
 Good to Excellent Potential



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**Town of Canton  
Wildlife Habitat**



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**Deer Wintering Area**

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## 6. LAND USE

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### Residential Land Use

Compact residential development exists mainly within Canton Village and along the Route 108 and Route 140 arteries extending out from the village, although there is a 31-unit mobile home park on the Canton/Dixfield town line.

Number of dwellings. Between 1990 and 2000, the total number of housing units increased from 384 units to 476 units, an increase of 92 units or 24%. Much of this growth occurred in scattered locations throughout the community, although some occurred in and adjacent to the village. The public water and sewerage systems serve about 140 households (about 29% of Canton's households).

Composition of housing stock. The 2000 housing count of 476 units included 302 single-family dwellings (64.9% of the total), 12 duplex units (2.5%), 33 multi-family units (6.9%), and 122 mobile homes (25.6%). The composition of the housing stock in Oxford County reflects a greater percentage of single-family dwellings (72.8%), duplexes (3.4%) and multi-family dwellings (11.2%), but a smaller percentage of mobile homes (12.4%).

Housing growth since 1990. According to the 2000 Census, there was an increase of 92 housing units between 1990 and 2000. The number of single-family dwellings grew by 38 (41.3% of the total increase), multi-family dwellings grew by 5 (5.4% of the increase), while the number of mobile homes increased by 49 and accounted for 53.3% of the increase since 1990. Construction of a mobile home park near the Dixfield town line accounts for a substantial number of the 1990's increase in mobile homes.

Subdivision Activity. During the past decade, there have been very few subdivisions established in Canton. The exception is the Golden Ridge Subdivision, a 54-lot subdivision located off Route 108 just north of the village.

### Commercial Land Use

Commercial establishments, for the most part, are located in Canton Village and along the two State arterials, Routes 108 and 140. A partial listing of Town businesses is shown below. The list does not include numerous home occupations and home-based businesses.

### Partial Listing of Canton Businesses - 2002

Victorian Villa	Canton Hair Works	Five D Industrial
Canton Variety	Bob Austin, Contractor	Richardson Resale
Dacata	Country Press	Somers Auto Parts
Kountry Kafe	Chris Moore, Bldg. Contractor	Wainwright Trucking
CN Brown Big Apple	Mark Blanchette, Contractor	Wainwright Farms
Ralph's Cash Market	Conant Acres	Harry Smith Builders
Marsters Trucking	Crane Brothers	Radiator Sales
Cianbro Plant	Antonelli Construction	Ferris Farm
Timberlake Antiques	DBL VSHN Transport	Sayer Farm
Flatlanders Nursery	CMG Construction	
Low Fat Motorcycle Repair	Bissell Farm	
Canton Tire	Fare Share	
Carolee's Cut 'n Curl	Comfort Heatings	
Tressed to Thrill	Pat's Plumbing and Heating	

### Publicly Owned Land

The major town-owned properties include the Town Office/fire station, the ballfield, the Town garage, the Town forest, the sewage treatment plant, the town beach at Canton Lakethe gravel pit on the Golden Ridge Road, and a small parcel of land on Route 140 just east of Trotting Park Road. Other public land includes Canton Elementary and the State-owned right of way at Canton Lake. The public has a right of access at the canoe portage facility on Route 140 at the Jay town line (this property is owned by International Paper).

### Open Space Land

In addition to town-owned open space properties, there are 119 parcels of land , totaling 8,142 acres, or 44% of the land area of the town, that have been placed by their owners under the provisions of the tree growth tax law. This land includes 1,096 acres of softwood, 3,367 acres of mixed woods, and 3,679 acres of hardwoods. The majority of these parcels are located in the northern and central portions of the community. In addition, there are 35 parcels of land totaling 851 acres, or 5% of the land area of the community, that have been placed by the owners under the provisions of the Farm and Open Space Tax Law. Most of these parcels are located in the central portion of the community (see map).

In addition to the above, the Androscoggin Land Trust owns Stevens Island in the Androscoggin River (59 acres), as well as five parcels along the Androscoggin River totaling about 160 acres. The Androscoggin Land Trust also holds conservation easements on six parcels of land totaling about 726 acres. Most of the easements are located in the central portion of town in the vicinity of the Androscoggin River (see map).

The open, rural landscape which predominates throughout most of Canton, but especially in the northern, eastern and western portions of the community, is due in part to the lack of public roads serving these areas and the fact that these areas are characterized by large, unbroken tracts of land that are used primarily for forestry or agricultural purposes.



## Historic and Archaeological Resources

Based on information obtained from the Maine Historic Preservation Commission (MHPC), there are 14 prehistoric archaeological sites, many of which are related to a 1600s Native American village. These sites are based on a professional survey of the Androscoggin River banks from the margins of Canton Point downstream. MHPC also reports that there is a historic archaeological sites, the Rocameca Mission, dating from 1690-1724.

There are no structures on the National Register of Historic Places. MHPC notes that Canton was surveyed as part of the project leading to the publication of *Oxford County, Maine: A Guide to Its Historic Architecture* (Bennett, 1984). MHPC recommends that further evaluation of the published data be undertaken to determine whether any properties merit nomination to the National Register of Historic Places.

While not officially designated historic structures, there are a number of structures that are unique or that add to the historical character of the Town. These include Bradbury Chapel, the lighthouse on the island, the Historical Society building (old Universalist Church), the Masonic Hall, the Gustavus Hayford House, the Herdsdale Farm, the Grange Hall on Canton Point and the old railroad station.

## Land Use Ordinances

Land use ordinances serve to provide a balance between public interests and private property rights. The courts in Maine and the United States have consistently confirmed that some rights of the community come before some private property rights. However, the courts have also said that land use regulations must be reasonable and must be applied fairly and impartially. The Town of Canton does not have a zoning ordinance, but it does have several other ordinances that regulated land use activity:

1. Shoreland Zoning Ordinance. The Town of Canton has a Shoreland Zoning Ordinance that is based in the State's model shoreland zoning ordinance. The town's ordinance divides the 250-foot shoreland area into one of five districts: a Resource Protection District, a Limited Residential District, a Stream Protection District, and a General Development District. The ordinance contains a number of performance standards such as those regulating timber harvesting and clearing, as well as shoreland setback requirements that vary according to shoreland district (in general, the setback is 100 feet from a great pond and 75 feet from other water bodies).
2. Floodplain Management Ordinance. The Town's Floodplain Management Ordinance, which is based on a model prepared by the Federal Emergency Management Agency, regulates land use activities in the Town's designated flood hazard zones. The Town's adoption, administration and enforcement of this ordinance enables land owners in flood prone areas to purchase federally subsidized flood insurance for their dwellings or businesses.
3. Housing and Minimum Lot Size Ordinance. This ordinance requires that a permit be obtained from the Planning Board prior to the construction or enlargement of a structure. For lots served by municipal sewer, the ordinance requires a minimum of 30,000 square feet and 125 feet of road frontage. For lots not served by municipal sewer, the lot size requirement is 40,000 square feet and 200 feet of frontage.

4. Cluster Housing Ordinance. This ordinance allows the Planning Board to approve subdivision development on reduced lot sizes in exchange for open space when the Board determines that the benefits of the open space development will prevent the loss of natural features without increasing the net density of the development.

### **Growth and Rural Areas**

The Comprehensive Planning and Land Use Regulation Act, Title 30-A MRSA Section 4326, Subsection 3, requires that communities identify at least two basic types of geographic areas:

- "1. Growth Areas, which are those areas suitable for orderly residential, commercial and industrial development or any combination of those types of development, forecast over the next 10 years. Each municipality shall:
  - a) Establish standards for these developments;
  - b) Establish timely permitting procedures;
  - c) Ensure that needed public services are available within the growth area; and
  - d) Prevent inappropriate development in natural hazard areas, including flood plains and areas of high erosion; and
2. Rural areas, which are those areas where protection should be provided for agricultural, forest, open space and scenic lands within the municipality. Each municipality shall adopt land use policies and ordinances to discourage incompatible development."

Canton is primarily rural in nature, but Canton Village would appear to meet the statutory definition of a growth area, in part because of the density of existing development, the presence of a mix of residential, commercial and institutional structures, and the fact that the village is served by central water and sewer systems which have sufficient capacity to serve future development.

### **Village Issues**

1. Economic vitality. The village was once the center of town life. Stores, a bank, small industry and the town government were all located in the village center. Complications with floodplain management, shoreland zoning, and abandoned properties are causing the village to splinter. The new highway garage and a restaurant have been built outside the center of the village. Without a plan for future growth, new development will continue to scatter around the town, resulting in a scattered, sprawling town with no real center. What is needed is a way to re-establish and revitalize a central village core where essential services like the town office, community center, fire station, gas stations and restaurants can be located.
2. Flooding. Floods have played a destructive role throughout the Town's history. Major floods occurred in 1896, 1927, 1936, 1953, 1978, and 1987. The 1987 flood inundated dozens of homes and businesses. It also caused serious damage to the public works garage, the town office, the community center, the fire department, and the elementary school, and it blocked numerous roads, making them impassable to the public and unavailable for emergency

response purposes. The 1987 flood incapacitated the town's public infrastructure, including its emergency response capability. Approximately three feet of water flooded the town office, the community center and the fire station. While the 1987 flood was considered a regional, or 100-year flood, smaller, more frequent floods cause damage to some properties on a continuing basis.

There is a need to slowly phase out flood-prone properties and identify and agree upon a plan for shifting the village center. For example, the village could be shifted to the edge of the existing, deteriorated village center, outside the floodplain. New development could be encouraged in this area, in part through grant programs. Developing a plan that addresses relocation of the village is essential if the town is to halt its economic decline and reassert itself as a livable community. State officials have advised the town that such a plan would be necessary before the town can fully participate in grant programs.

The town garage has already been located outside the flood plain. Upon completion of a village plan, grant programs could be used to relocate the fire station and community center, and town funds could be used to relocate the town office. New construction will have to be limited in the flood plain. Grant funds could be used to help homeowners flood-proof their homes or relocate or replace them outside the floodplain. Canton Elementary School

3. Traffic Safety. Passenger vehicles, logging trucks and tractor trailer trucks routinely pass through the village at speeds in excess of 55 mile per hour. It is no longer safe to walk along the road since there are no sidewalks. It is not safe to allow children to cross the highway without supervision because there are no crosswalks or crossing guards. There have been numerous accidents at the intersection of Routes 108 and 140, including a fatality in 2002. In April of 2002, two students of the Worcester Polytechnic Institute in Massachusetts conducted a comprehensive safety audit of the intersection and identified a range of options for improving safety.

There is a need to work with the Maine Department of Transportation to get an intersection beacon installed at the intersection of Routes 108 and 140 (this is the major recommendation of the safety audit). There is also a need for greater police enforcement of the speed limit. The town could also consider using grant funds to explore options for increasing pedestrian safety including sidewalks and/or crosswalks.

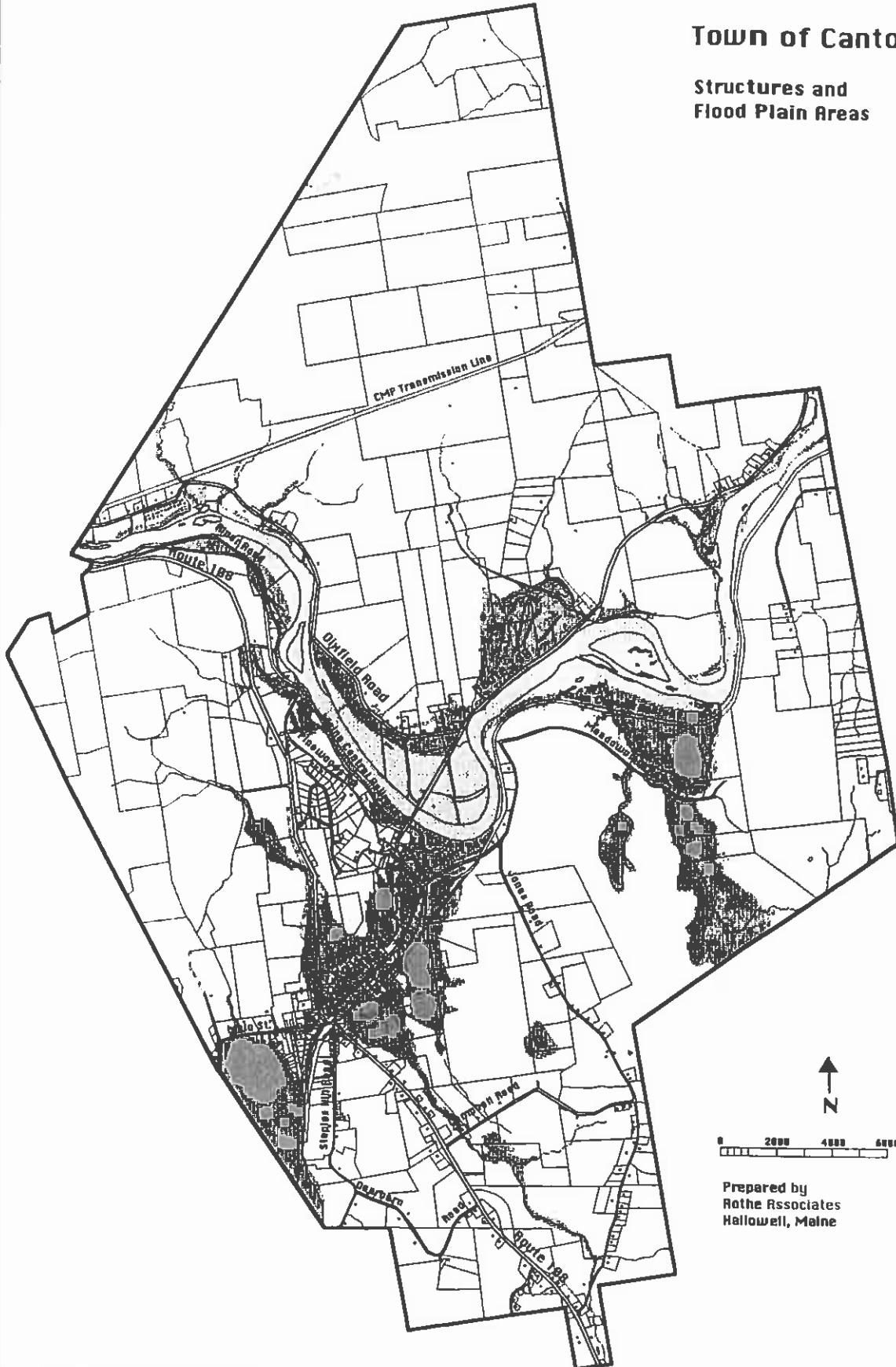
4. Canton Elementary. Canton Elementary is a wood-frame building constructed in 1926 which is in poor repair. The building is also in the floodplain and is subject to periodic flood damage. The building needs to be replaced. Based on detailed enrollment projections, the school population is expected to decline over the next 10 years. Officials from SAD 21 have applied for state funds to replace the school. State officials have made it clear that state funding for a replacement building serving only Canton students in Canton is highly unlikely. State funding for a consolidated facility (for example, with Dixfield and/or with Peru) is much more likely.

The town can support SAD 21's application for a new, consolidated school. SAD 21 will be applying for state funds again in 2003. The application may focus on a consolidated elementary school serving the existing district, or it may include Peru.

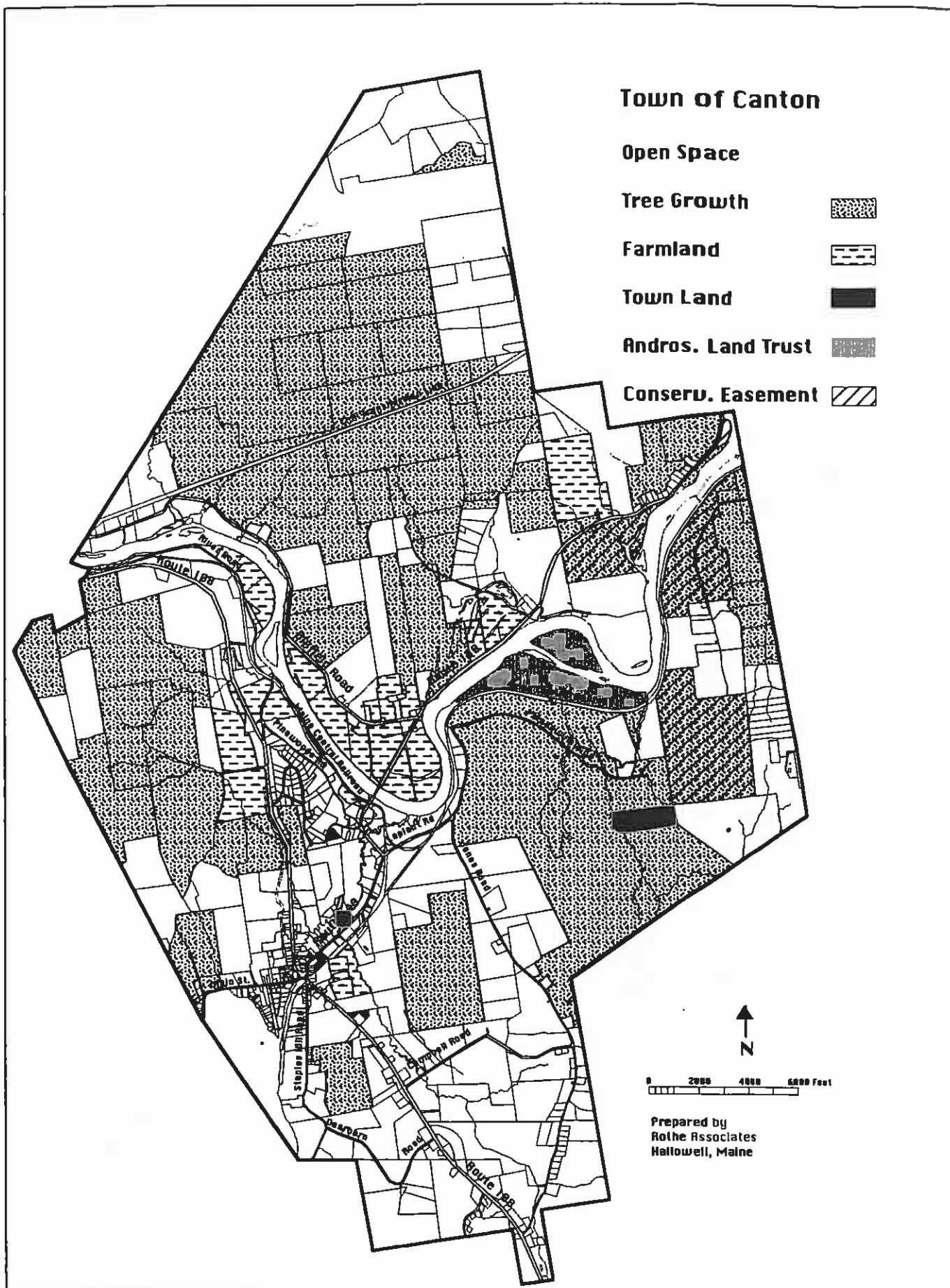


# Town of Canton

Structures and  
Flood Plain Areas



Prepared by  
Rothe Associates  
Hallowell, Maine



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## 7. TRANSPORTATION

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### Introduction

Canton's transportation network and the accessibility it provides is one of the primary determinants of the pattern of future development. The system must tie together the various facilities and uses and must remain efficient and functional to ensure the continued well being of the community.

Transportation played an important role in the development of Canton. The Rumford Falls and Buckfield Railroad came to the town just after the Civil War. For a time, the line terminated in Canton but eventually the line forked west to Rumford and east to Livermore Falls. Today, the main trunk of the Rumford Falls and Buckfield Railroad is abandoned, although it does form the backbone of snowmobile route ITS 89 through the town. The Maine Central Railroad line running along the Androscoggin River is still active, serving the mills in Jay, Livermore Falls and Rumford.

Two State highways intersect in the middle of Canton Village: Route 140 (connecting Jay/Livermore Falls to Buckfield), with an average of about 1,900 vehicles per day, and Route 108 (connecting Livermore and Rumford), with about 4,400 vehicles per day. Route 108 is a particularly important route since it is used by trucks and services the mills in Jay, Livermore Falls and Rumford. These highways also serve Canton residents who are employed in the mills or in businesses in Auburn, Lewiston, Livermore Falls/Jay, Farmington or Rumford.

### Federal Transportation Role

The Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) has had and will continue to have a major impact on the town's roads and bridges. TEA-21 was enacted by Congress in 1998 and is the major source for Federal transportation funds for the period 1998-2004. Funds from the Federal fuel tax are sent to Washington and are channeled back to the states through TEA-21. The majority of TEA-21 funds are used to improve the State's arterials and major collectors (but not minor collectors), as well as State and local bridges. Federal enhancement funds are also made available on a competitive basis every two years through TEA-21 for the improvement of bicycle and walking facilities.

The State of Maine receives and administers other Federal funds for the maintenance and improvement of railroads and airports.

### State Transportation Role

The Maine Department of Transportation (MDOT) is responsible for the planning, development and preservation of a multi-modal transportation system including highways and bridges, air transportation, ferry systems, transit systems and rail transportation. MDOT's investments in the transportation system are guided by the following

1. **Twenty-Year Plan.** MDOT's Twenty Year Plan is a policy document that describes the current condition of the State's transportation infrastructure, outlines some of the factors likely

to affect performance, and describes the steps to be taken to meet broad goals for all modes of travel.

2. **Six-Year Transportation Improvement Plan.** MDOT's Six Year Plan provides a link between the Twenty-Year Plan, which is policy based, and the Biennial Transportation Improvement Program (BTIP), which is project-based and fiscally limited. The Six Year Plan provides municipalities with the opportunity to plan for anticipated improvements in a more timely manner than is allowed by the BTIP. There is a reasonable expectation that projects listed in the Six-Year Plan will be implemented within the next six years, subject to funding availability. The only project listed in the Six Year Plan for Canton is the replacement of the Gilbertville Bridge on Route 140 over the Androscoggin River.
3. **Biennial Transportation Improvement Program (BTIP).** The BTIP for specific projects for the FY 2002/03 biennium will be developed based on the Six Year Plan. The Gilbertville Bridge project is included in the 2002/03 BTIP.
4. **Regional Transportation Advisory Committee (RTAC).** The Regional Transportation Advisory Committee for Region 7 advises MDOT on transportation policy issues. Region 7 includes Androscoggin, Franklin and Oxford Counties.

## Highways

Based on data obtained from the Maine Department of Transportation, there are a total of 37.71 miles of public roadway in Canton. There are three types of public roads:

1. **Arterials** - Arterial roads are comprised of a system of connected highways throughout the State that serve a high volume of through traffic. This is generally defined as 10,000 to 30,000 annual average daily traffic (AADT) trips. According to MDOT, Route 108 is classified as an arterial for its entirety within Canton (7.01 miles), even though traffic volumes are less than 10,000 AADT.
2. **Collectors** - Collectors serve as feeder routes that connect local service roads to the larger arterial roads, and are generally defined as those roads that carry between 2,000 to 8,000 AADT trips. Collectors include numbered State highways and roads. Major collectors include State Route 140 (6.81 miles) and Canton Point Road (3.67 miles). There are no minor collectors in Canton. The State is responsible for the maintenance of major collectors.
3. **Public Town Roads (Town Ways)** - public town roads are all other town roads not otherwise classified as arterials or collectors, and are defined as carrying 100 to 500 AADT trips. These roads are maintained by the municipality and serve primarily as local service roads that provide access to adjacent land as well as access to private roads. According to MDOT, there are 20.22 miles of local roads in Canton, as shown in Table 1 on the following page.



**Table 1 – Local Roads**

<b>Road Name</b>	<b>Length in Miles</b>
Alden Hill Road	1.17
Bixby Road	.23
Bonney Road	.57
Brittany Lane	.04
Campbell Road	1.54
Canton Mountain Road	.39
Canton Point Road	3.61
Commonwealth Road	.71
Cross Street	.15
Dearborn Road	1.19
Delano Hill Road	.21
Dorey Road	.50
Dragon Road	.15
Drake Road	.07
Dyke Road	.13
Edmunds Road	.21
Farrand Hill Road	.41
Gammon Road	.74
Golden Ridge Road	.21
Harding Drive	.04
Hayford Court	.11
Hillside Drive	.15
Hodge Road	.13
Jewett Hill Road	3.49
Keene Road	.20
Lake Shore Drive	.39
LaPlante Road	.59
Lindley Road	.18
Ludden Lane	.70
Main Street	.97
Maxwell Farm Road	.10
Meadowview Road	2.55
Old Route 108	2.65
Pinewoods Road	1.14
Pleasant Street	4.05
Primrose Lane	.19
Ranger Mill Road	.21
River Road	2.63
School Street	5.71
Shelakis Drive	.09
Somers Drive	.05
Staples Hill Road	1.46
Summit Drive	.22

Tessier Road	.20
Thorne Mountain Road	.79
Tom York Road	.09
Town Farm Road	2.04
Turkey Lane	.11
Turner Street	2.95
Virgin Street	.33
Walsh Lane	.04
Wentworth Road	.15
Whitney Brook Lane	.25
<b>TOTAL:</b>	<b>47.18</b>

### Traffic Counts

Traffic volumes for Routes 108 and 140 and a few other roads are shown in Table 2. The information is based on traffic counts performed by MDOT between 1988 and 2001. The Average Annual Daily Traffic counts are average counts that are generally lower than the actual field counts. For the locations shown in Table 2, traffic has increased from -5% to 49%.

**Table 2**  
**Traffic Count Information**

Road	Description	AADT 1988	AADT 1991	AADT 1993	AADT 1996	AADT 1998	AADT 2001	% Change 1 <sup>st</sup> to last year listed
Dixfield Road	West of 140	1060	1070	1500	1230	1580		49%
140	North of Dixfield Road	1810	1580	2310	2100			16%
	At Gilbertville Bridge	1310		1600	1670		1880	44%
	North of 108	2040	1990				1930	-5%
	South of 108	1260	1440	1420	1720	1600	1440	14%
108	West of River Road	3700		3420	3780	4280	4230	14%
	West of 140				3600		4290	19%
	East of 140	3620	3860	3880	4090	4400	4400	22%
Staples Hill Road	South of 108	350	460	350	410			17%

### Road Safety

Canton village was once a very pedestrian friendly village where people walked into and out of the village to shop at the stores, to visit neighbors or to walk to church. Children walked to school from the homes scattered throughout the village. There were sidewalks on the larger streets.

In the late 1960's, the Maine Department of Transportation improved the State highway (Route 108) that formed part of the main street through the village. This involved widening the travel lanes and shoulders, eliminating the sidewalks, flattening a curve through the village and a variety of other improvements. Large maple and oak trees that had lined the street for a century were removed to allow for wider lanes and shoulders. A small rotary in the village center was replaced by a stop-sign controlled intersection where routes 140 and 108 intersect. Outside the village, the speed limit was posted at 55 miles per hour (mph). At the outskirts of the village, the speed limit was reduced to 35 miles per hour since the highway crossed a settled area.

The speed limit was reduced on entering the village, but the subtle message to the driver provided by the cross section and alignment was that 55 mph was still an appropriate speed. The highway looked like a 55 mph rural primary highway both inside and outside the village and people drove through the village much as they did in the unsettled areas. Now passenger vehicles, logging trucks and tractor trailer trucks routinely pass through the village at speeds well in excess of 55 mph. It is not safe to allow children to cross the highway without supervision, yet there are no marked cross-walks or crossing guards. It is not safe to walk to church or to the village store, so people drive to larger stores in the larger commercial centers. MDOT's highway improvements altered the way of life in the village, making pedestrian travel both dangerous and difficult. Even the economic way of life was changed. Once people began to use cars, the local shops became inconvenient, even though they were closer. The highway improvements in this case had a disastrous effect on the small rural community because the context of the community was ignored in the design process.

**Safety Audit of the Intersection of Routes 108 and 140.** In April of 2002, two students of the Worcester Polytechnic Institute in Massachusetts conducted a comprehensive safety audit of the intersection of Routes 104 and 108. The results of this audit are summarized on the next page.

### **Key Findings**

**Speed.** The modern driver on Route 108 sees wide shoulders and lanes, losing the feeling of entering a small downtown. The speed of 35 mph is often exceeded, increasing the danger to pedestrian traffic.

**Sight distances.** The intersection of Routes 108 and 140 is difficult to see for the traffic heading east on Route 108. Due to curves and hills on the road, the intersection is only visible as it is being passed. The intersection sight distance for vehicles stopped on Route 140 are inadequate for higher travel speeds. The existing sight distances are inadequate due to the hill on Route 108 on the east side of the intersection, and the sharp curve on Route 140 on the northern part of the intersection.

**Accidents.** At the intersection, there were nine police-reported crashes from 1996 to 2000. Two involved incapacitating injuries, two had non-incapacitating injuries, and five were property damage crashes, making a 44.4% injury rate in police-reported crashes. The worst year was 1999 when there were five crashes.

### **Alternatives for 108/140 Intersection**

The study examined a number of alternatives for making the intersection safer. The ones highlighted by asterisks \*\* were deemed to be the most viable.

#### **Non-geometric (no road change) Alternatives**

1. An intersection beacon (low cost)\*\*
2. A fully signalized intersection (could be pre-timed or traffic actuated; more expensive than beacon)\*\*
3. A vehicle-actuated "traffic ahead" sign that would light up when there is on-coming traffic\*\*
4. A warning sign/light that says "stop ahead" (for Route 140)

5. Grooved pavement or rumble strips (easy to install; may be problems with snow plowing)\*\*
6. A "stop ahead" sign on Route 140 (current sign too small; no warning about pedestrians)

#### **Geometric Alternatives (physical changes to the road design)**

1. Reintroducing a traffic circle (very expensive; requires land acquisition)
2. Realignment of Route 140 (expensive; requires land acquisition)
3. Re-route 140 to Cross Street (would require new bridge; requires land acquisition)
4. Painting a cross-walk for pedestrians (would be inexpensive)
5. Installing a sidewalk (would increase safety but not reduce speeding; moderately expensive)

#### **Police Enforcement**

1. Increasing police presence at the intersection\*\*
2. Use of portable radar sign that informs drivers of their speed

#### **Recommendations of Safety Audit**

Based on a detailed evaluation of the most viable alternatives, the study recommended that an intersection beacon be installed at the intersection of Routes 108 and 140 and that police enforcement be applied to the area.

#### **Private Roads**

There are a number of private roads in Canton. Private roads may include a public easement, but they are essentially not local roads. Maintenance and improvement of these roads is the responsibility of the private owner(s).

#### **Parking**

Public parking exists at a number of locations including:

The Town office  
The fire station  
The public works garage

#### **Public Transportation System**

Public transportation is provided to Canton residents on a limited basis by Western Maine Transportation Services (WMTS). WMTS's primary mission is to provide non-emergency services to the low income, elderly, disabled and general population of its service area which includes Androscoggin, Franklin and Oxford Counties. This is accomplished by a demand response system and a tri-county volunteer program where volunteers are reimbursed to use their own vehicles to provide transportation to those who cannot access the bus system. Rides are available to Canton residents with

a one-day notice to the Rumford/Mexico area, Mondays through Fridays. Rides are available to Lewiston on Fridays (the local stop is Canton Variety).

### **Railroads**

See Introduction

### **Air Transportation**

Maine's aviation system consists of 36 publicly owned airports, six of which are served by regularly scheduled passenger service. The Portland International Jetport serves the majority of domestic flights. Bangor International Airport specializes in international flights. General aviation airports near Canton include the Auburn and Lewiston Airport, the Oxford County Airport in Norway and the Bethel Airport.

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## 8. PUBLIC FACILITIES AND SERVICES

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There are a number of public facilities and services available to the residents of Canton. Some of these are provided by the Town, but others are made available by volunteers, private groups and organizations, nearby communities, and Oxford County.

### **Town Government**

The Town of Canton is governed by the Town Meeting/Selectmen form of government. The Selectmen also serve as Overseers and the Board of Assessors. The Selectmen are assisted on a day-to-day basis by an Administrative Assistant and other office staff.

**Elected officials** and their terms of office include the following:

Selectmen (5)	3 years (staggered terms)
Road Commissioner	1 Year
School Board (2)	3 Years
Planning Board (5)	3 Years
Budget Committee (7)	3 Years

Note: The Administrative Assistant fulfills the duties of Town Clerk, Treasurer and Tax Collector.

### **Appointed Positions Include**

Code Enforcement Officer  
Plumbing Inspector  
Director, Public Health  
Animal Control Officer  
Board of Appeals  
Comprehensive Planning Committee  
Director, Emergency Management

Canton's form of government appears to work well for the community. There does not appear to be a need to change the form of government over the next ten years (the Board of Selectmen was recently expanded from three members to five).

### **Municipal Buildings**

Municipal buildings include the Town Office/Fire Station/Community Center, which is located on Cross Street, the new town garage, which is located on Route 140, and the utility building at the waste treatment plant. The major municipal building problem facing Canton is that the Town Office/Fire Station is located in the floodplain. During a major flood event, facilities and records in the Town Office are subject to damage and destruction, and the Fire Station cannot be used as a command and control center for dealing with public emergencies, including the flood itself.

## **Highway Department**

The Town of Canton has its own Highway Department, headquartered in a new town garage on Route 108 just south of the village. Equipment includes a pickup truck, two plow trucks, and a grader. Employees include the Road Commissioner, who is elected and serves full-time, and a full time helper. The Town's equipment appears to be in reasonably good condition.

## **Fire Protection and Rescue**

**Canton Fire and Rescue.** The Town of Canton is served by a volunteer fire and rescue service (Canton Fire and Rescue) with 23 volunteer fire-fighters, seven of whom are also State-licensed rescue personnel including three Emergency Medical Technicians (EMTs) and four First Responders

In 2000, the Town invested in a new fire truck. In 2000, the Town replaced one of its fire trucks and in 2002, the Town replaced its old ambulance with a 1993 model. Purchase of the new ambulance has necessitated finding another location for the Fire Department's brush truck; the new ambulance is three feet longer than the old one and cannot fit in the fire station in front of the brush truck.

**Dispatching.** Dispatching services are provided through 911 calls by the Oxford County Regional Communications Center in South Paris. Individual fire/rescue personnel are notified of an emergency by pagers. There are approximately 190 dispatch calls per year, of which approximately 165 are rescue calls and about 25 are fire calls (roughly 20 local calls and about five mutual aid calls).

**Fire Protection.** The Canton Fire Department is very active and provides not only fire protection for the Town of Canton but also has a contract with the Town of Hartford to provide fire protection for \$4,000 per year. The Fire Department provides mutual aid to surrounding towns including Buckfield, Sumner, Livermore, Turner, Jay, Peru and Dixfield. The Fire and Rescue Department undertakes periodic fund-raising activities.

The Fire Department has two pumper trucks, a 2000 Freightliner and a 1975 International, as well as one tanker truck, a 1988 GMC, and a brush truck, a 1951 Dodge. The Department also has a boat which is stored on the property of one of the fire fighters.

Water for fire fighting purposes can be obtained from fire hydrants in the village or from two dry wells that were installed in 2002. The first dry well, located off Bixby Road, utilizes water from Whitney Brook. The second, located off Campbell Road, draws water from a large fire pond on private property.

**Rescue Service.** Canton Fire and Rescue serves as a first responding unit for medical emergencies. Patients are treated at the scene. Canton Fire and Rescue is not licensed to transport patients. Emergency transportation is provided either by Med-Care, a secondary responder serving 11 communities out of Mexico and licensed to transport patients, or by Life Flight (helicopter) operating out of Central Maine Medical Center in Lewiston. There are several landing zones in Canton for Life-Flight, including the ballfield and an open area off Route 108 south of the village. Canton has a mutual aid rescue agreement with Hartford. According to rescue personnel, Canton has the second-highest number of rescue calls in the 11-town service area (second only to Rumford).

**Long-Range Needs.** The biggest long-range challenge facing Canton Fire and Rescue is finding enough volunteers. A second challenge is to locate a new fire station outside of the floodplain. Other

long range needs include rebuilding or replacing the pump on the 1975 International and replacing the clutch on the tanker.

## **Water Supply**

While many residents of Canton depend on well water, the people living and working in Canton Village are served by a central water system. The Canton Water District is a small water utility, governed by a board of trustees, that provides drinking water to about 333 customers through 133 service connections in Canton Village. Average system-wide, daily water consumption ranges between 30,000 and 40,000 gallons per day.

Canton's water supply system was originally built by the Brindis Leather Company which was the local industry in the early 1900's. The Company name was changed to the Lyman W. Smith Company, which then formed a separate water company to operate the water system. In 1956, the rights of the Canton Water Company were transferred to Mr. Richard Berry. He made a number of improvements to the system including installation of the pumping station, construction of the reservoir and installation of most of the larger distribution pipes. The Canton Water District purchased the system from Mr. Berry in September, 1957, and has operated the system ever since.

**Water Source.** The District draws its water from Canton Lake (Lake Anasagunticook), which has a safe yield of about five million gallons per day. In 1995, the District constructed a new slow sand treatment facility to treat the water and comply with the Surface Water Treatment Rule of the federal Safe Drinking Water Act. Sodium hypochlorite is added as a disinfectant. In 1999, the District began adding soda ash to the water for corrosion control so as to minimize the extent to which lead and copper is leached from domestic water lines. Using State-certified testing laboratories, the District routinely monitors and tests water quality according to Federal and State laws. There is substantial excess capacity in the system.

**Water Storage.** There is a 200,000 gallon, in-ground water storage reservoir located near the treatment facility. The purpose of the storage reservoir is to supply the system when the pumps are off, to provide constant and uniform pressure, and to supply extra water in case of fire or emergencies. When customers demand more water than the pumps can supply, the difference come from the storage reservoir. When demand drops below pump capacity, the excess water goes to fill the storage facility. The reservoir gives the District up to four days of storage and up to four hours of fire flows at 1,000 gallons per minute.

**Distribution System.** The Water District's distribution system consists of an 8-inch cast iron pipe which runs from the pump station to the reservoir. Other components of the system include the distribution mains, gate valves (13), hydrants (17), services and meters. The distribution mains range from 12-inch to 1-inch diameter pipe. Most of the pipe is asbestos cement, but there is some galvanized pipe, PVC plastic, copper, and new ductile iron pipe. The system serves Virgin Street, Lake Shore Drive, Whitney Brook Lane, Hayford Court, Staples Hill Road, Route 108/Turner Street/Pleasant Street, Route 140/School Street/Main Street, Cross Street and Bixby Road.

## **Sewage Treatment**

The Town of Canton has a public sewerage system consisting of sewer lines, a lift station and a wastewater treatment plant located just off Route 140 northeast of Cross Street. Treatment consists of a lagoon system which removes at least 85% of the pollutants from the water. Treated wastewater is



then discharged to Whitney Brook and subsequently to the Androscoggin River. The system is designed for an average flow of 50,000 gallons per day and is currently operating at approximately 25,000 gallons per day. This system does not currently serve any other town, nor does it treat any industrial waste.

**Distribution system.** According to an Operations and Maintenance Manual prepared by the firm Woodward and Curren, Canton Village is served by a wastewater collection system consisting of approximately 4,500 feet of 6-inch, 10,000 feet of 8-inch, and 3,400 feet of 12-inch PVC gravity sewer, as well as a lift station on Virgin Street which pumps sewage 800 feet through a 2.5-inch PVC force main. All flow is collected at the Spring Street pumping station where it is pumped 1,800 feet via 6-inch PVC force main to the treatment site.

Virgin Street. The Virgin Street section collects wastewater from Route 140 west of Lindley Street via a 6-inch gravity sewer. From here it runs down Lake Shore Drive through an 8-inch PVC gravity line and is collected at the Virgin Street lift station. At this point it is pumped via a 2.5-inch force main up Virgin Street where it connects with an 8-inch gravity sewer.

Sewers west of School Street. Wastewater is collected from the Virgin Street lift station along with Whitney Brook Lane, Route 140, and Hayford Court. From here it runs via an 8-inch PVC gravity sewer to the corner of Pleasant and Cross Streets where the Pleasant Street flow is added. At this point, the wastewater flows east down Cross Street via a 12-inch PVC gravity sewer where it connects with School Street.

School Street Section. Wastewater is collected via an 8-inch PVC gravity sewer and a 6-inch PVC gravity sewer. The two lines flow together and run down School Street via an 8-inch PVC line. At the Cross Street/School Street intersection, all the flow west of School Street connects in. From here the total flow of the Town runs down School Street via a 12-inch PVC gravity line to the pump station wet well on the corner of Bixby Road and School Street.

Force Main and Headworks. The entire wastewater flow for the Town of Canton is pumped through the School Street pump station. From here, it is pumped up Bixby Road via a 6-inch force main to the treatment site.

**Treatment System.** Based on the Woodward and Curran report, Canton's wastewater treatment system consists of a 50,000 gallon per day lagoon system. Treatment of the wastewater is the result of microorganisms in the water consuming the waste. The system consists of a primary treatment pond (1.55 acres), a secondary treatment pond (2.17 acres), and two holding ponds (each one is 1.47 acres). Twice each year, the holding ponds are discharged to Whitney Brook. The treatment system is designed to remove a minimum of 85% of the total suspended solids and biochemical oxygen demand from the wastewater. A utility building on the site houses the operator's office, a workshop/garage, a storage room, shower and bathroom facilities.

Prior to the system becoming operational in the mid 1980's, untreated waste was discharged directly to Whitney Brook.

**Sewer rates.** Sewer rates for all users include \$22/quarter for debt retirement. In addition, each quarter, households with one to two people are charged \$25.60; households with three to five people are charged \$38.40 and households with six or more people are charged \$58.22. Businesses are

charged a quarterly rate of \$22 for debt retirement plus \$58.88, although some businesses are charged a higher rate because of higher use rates.

## Education

Canton is one of three towns in School Administrative District 21 (SAD 21), which also includes the communities of Dixfield and Carthage. An elementary school in Canton Village houses students up through the fourth grade. Students in grade five and higher are bused to Dixfield to attend either Dirigo Middle School or Dirigo High School. Canton Selectmen have been engaged in discussions with the administration of SAD 21 regarding the building of a new elementary school building in Canton. The existing building is a wood-framed building built in 1926 which is in poor condition. The building is also in the floodplain and is subject to periodic flood damage.

**Enrollment.** Historical enrollment data and enrollment projections compiled by the firm Planning Decisions for SAD 21 in March of 2001 are shown in the tables below. The statistics show the following: for Canton Elementary, declining enrollments for the past ten years but stable enrollments for the next ten; for the middle school (which includes students from all three towns), increasing historical enrollments and a projected decline after the 2001-02 year, and for the high school, stable historical enrollments and an increasing enrollment until 2005-06, followed by declines.

Canton Elementary School Historic Enrollments						
Year	K	1st	2nd	3rd	4th	Total
1991-92	16	17	16	13	16	78
1992-93	10	15	16	16	17	74
1993-94	10	12	13	18	17	70
1994-95	13	14	12	12	14	65
1995-96	18	14	17	12	16	77
1996-97	7	16	16	16	15	70
1997-98	14	10	18	18	13	73
1998-99	15	13	13	18	17	76
1999-00	8	17	15	16	21	77
2000-01	4	11	15	13	14	57

**Canton Elementary School  
Projected Enrollments**

<b>Year.</b>	<b>K</b>	<b>1st</b>	<b>2nd</b>	<b>3rd</b>	<b>4th</b>	<b>Total</b>
2001-02	10	15	13	12	14	64
2002-03	8	14	16	13	12	63
2003-04	9	11	15	15	13	63
2004-05	8	13	12	15	15	63
2005-06	7	11	13	12	15	58
2006-07	9	9	12	13	11	54
2007-08	9	12	9	12	13	55
2008-09	9	12	12	9	11	53
2009-10	9	12	12	12	9	54
2010-11	9	12	12	12	12	57

**Junior High School  
Historic Enrollments**

<b>Year</b>	<b>5th</b>	<b>6th</b>	<b>7th</b>	<b>8th</b>	<b>Total</b>
1990-91	59	67	61	55	242
1991-92	56	60	73	66	255
1992-93	52	56	57	66	231
1993-94	54	56	58	55	223
1994-95	70	59	55	50	234
1995-96	74	71	59	53	257
1996-97	44	73	71	62	250
1997-98	61	45	84	67	257
1998-99	70	66	51	76	263
1999-00	83	74	63	53	273
2000-01	57	84	71	60	272

**Junior High School  
Projected Enrollments**

<b>Year</b>	<b>5th</b>	<b>6th</b>	<b>7th</b>	<b>8th</b>	<b>Total</b>
2001-02	73	60	85	69	287
2002-03	57	76	61	82	276
2003-04	51	60	78	59	248
2004-05	56	53	61	75	245
2005-06	66	59	54	59	238
2006-07	62	69	60	52	243
2007-08	48	65	70	58	241
2008-09	56	51	66	67	240
2009-10	48	59	52	64	223
2010-11	39	51	60	50	200

High School Historic Enrollments					
Year	9th	10th	11th	12th	Total
1990-91	63	60	67	62	252
1991-92	56	60	57	56	229
1992-93	67	54	53	51	225
1993-94	64	68	56	55	243
1994-95	62	65	60	47	234
1995-96	56	58	60	50	224
1996-97	55	59	49	45	208
1997-98	56	58	53	48	215
1998-99	81	54	51	46	232
1999-00	80	81	52	50	263
2000-01	61	75	71	48	255

High School Projected Enrollments					
Year	9th	10th	11th	12th	Total
2001-02	68	59	68	66	261
2002-03	78	66	53	63	260
2003-04	94	75	60	49	278
2004-05	67	91	68	55	281
2005-06	85	65	82	63	295
2006-07	67	82	59	76	284
2007-08	59	65	75	54	253
2008-09	66	57	59	69	251
2009-10	77	64	52	54	247
2010-11	73	74	58	48	253

### Police Protection

Canton does not have its own police force. Law enforcement is provided by the Oxford County Sheriff's Department out of South Paris and the Maine State Police out of its Scarborough barracks.

### Public Health and Social Services

The Town of Canton serves as a regional hub for nursing home and related services by virtue of the fact that the Victorian Villa Rehabilitation and Living Center is located in the village (it is also the Town's largest employer). Victorian Villa, located on Pleasant Street, offers a wide range of nursing home services including skilled treatment, assisted living and respite services. The Maplewood Lodge Boarding Home, which serves the mentally retarded, is part of the Victorian Villa complex. Victorian Villa, which is seeking State permission to expand, is the Town's largest employer (it employs about 130 people). In recent years, similar facilities have closed in Dixfield and Livermore Falls.

There is a full range of social and human services programs available to Canton in nearby communities. Some of these services are described in the paragraphs below. The Town provides financial support to some of these programs.

Charity Services: Santa's Helpers Free Store – Mexico

Children's Services: Headstart – Oxford; Rumford Group Homes, Inc. - Rumford

Community Services: Community Concepts, Inc., South Paris, Rumford; LEAP – Farmington; Mountain Counties Heritage Program – Farmington; The Progress Center – South Paris; Western Maine Transportation Services – Mexico

Crisis Intervention Services: Abused Women's Advocacy Project – South Paris; Greater Rumford Alliance for the Mentally Ill – Norway; Oxford County Mental Health Services – Rumford

Disabled Assistance Services: Alternative Services – Oxford; Donegal Town – Norway; The Progress Center – Norway

Domestic Violence: Abused Women's Advocacy Project – Rumford, Farmington

Elderly Persons Services: SeniorsPlus - Wilton

Family and Individual Services: Children's Task Force – Farmington; Families in Crisis Task Force – Peru

Health Services: Hospitals in Rumford, Farmington and Lewiston

Human Services: Autism Society of Maine – Gardiner; Center for Hope and Healing – South Paris; East Wilton Child Care Center – Wilton; Gallilee House – Norway; Good Neighbors, Inc. – South Paris; Opportunities Child Development Services – Mexico; United Way of Oxford County – South Paris; Western Maine Community Action Council – Wilton; Workforce Development Center - Norway

Pregnancy and Maternity Services: Kerr House – Farmington

Rape Crisis Services: Rape Education and Crises – Norway; Sexual Assault Victims Emergency Services – Farmington

Volunteer Services: RSVP Volunteers – Farmington

Youth Services: New Beginnings Youth Outreach - Farmington

## **Solid Waste**

The Town of Canton manages solid waste through a permitted waste transfer station with the collected waste going by town truck to the Town of Jay recycling facility and transfer station and the recyclable materials going to the Oxford County Regional Solid Waste Corporation in South Paris.

A total of eight communities haul their waste to the Jay facility. The amount of household trash taken by the Town of Canton to the Jay transfer station has increased substantially in recent years, from a

little over 277 tons annually in 1997 to over 360 tons in 2002. The Town of Jay charges Canton a per-ton fee based on the amount that Waste Management charges Jay plus \$18. The following is a summary of Canton's recent waste volumes and costs, based on data obtained from Jay's recycling facility and transfer station.

Summary of Canton Waste Hauled to Jay			
Year	Tons	Cost/Ton	Total Town Cost
1997	277.06	Not available	Not available
1998	286.56	Not available	Not available
1999	287.32	Not available	Not available
2000	340.42	\$72.75	\$24,766
2001	369.80	\$74.23	\$27,391
2002 through Oct.	297.85	\$76.93	\$22,914

In addition, the Town of Jay charges a fee of \$2 per resident which allows residents to take bulky wastes to the facility. Residents are then charged a fee that varies depending upon the type of waste. Current fees include the following:

Couch	\$10
Mattress	\$5
Chair	\$5
Box spring	\$5
Refrigerator	\$10
General	5 cents/pound
Wood waste	4 cents/pound
Metal	No charge
Brush	\$2/load
Waste oil, antifreeze	No charge
Construction debris	5 cents/pound

Canton is one of 18 towns that hauls recyclable wastes to the to the Oxford County Regional Solid Waste Corporation in South Paris. The costs of running the facility are divided among the towns, based on the residents in each community (total costs are reduced by the amount of materials that the facility can sell). The costs generally average about \$3 per resident. Recent tonnage from Canton and charges to the Town include the following: 2000 (49.47 tons, cost not available); 2001 (44.46 tons; \$3,395); 2002 through September (38.79 tons; \$3,243). Costs are expected to increase for 2003.

### Outdoor Recreation

Outdoor recreation facilities include a softball field located across from the school and a Town skating rink which is created during the winter months on Town land south of the ball field. Other facilities include the following:

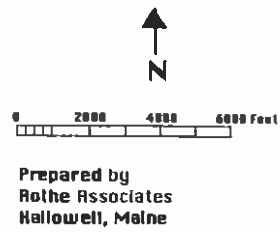
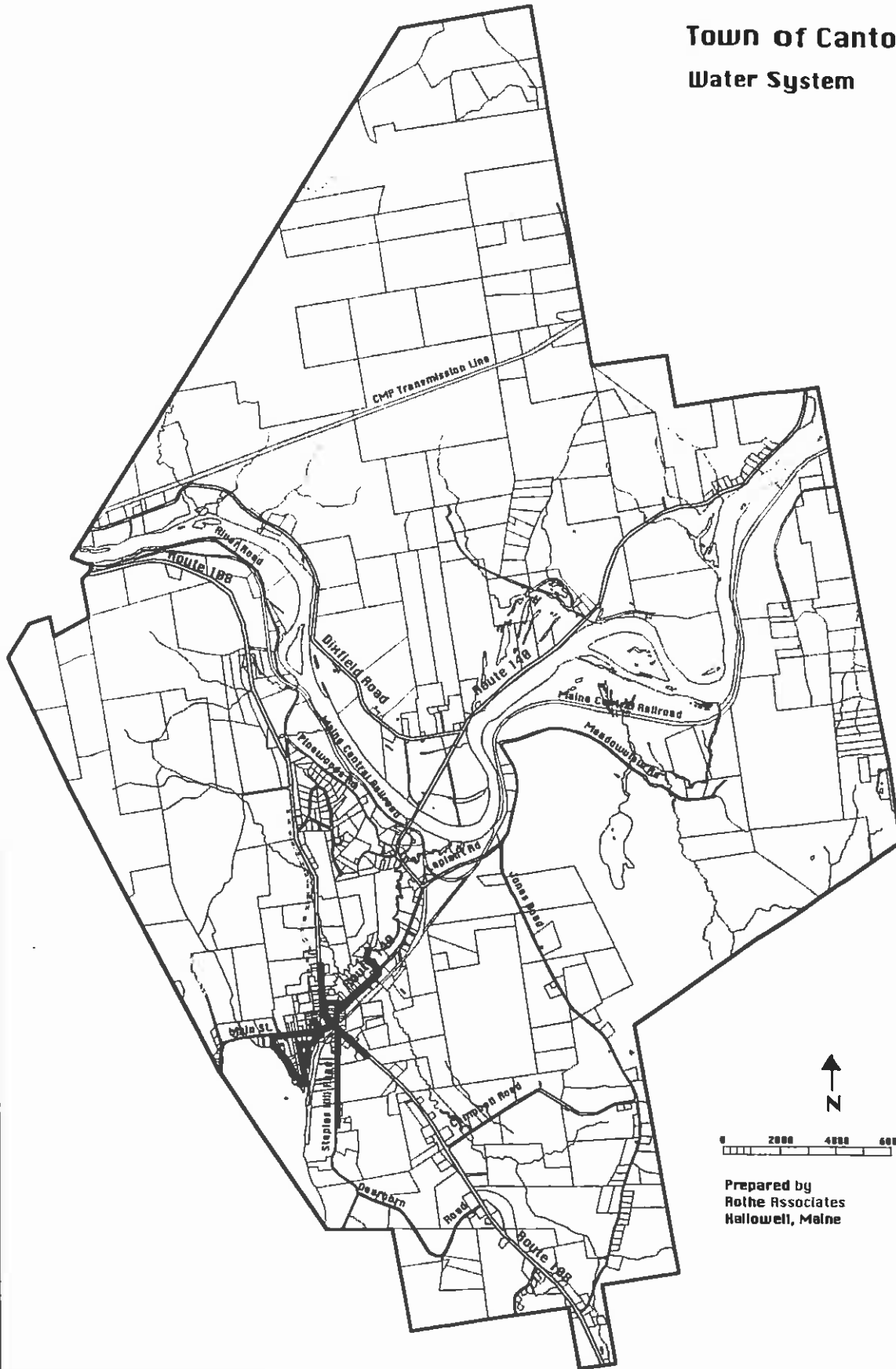
- The public beach at Canton lake (the Lake Association bought and takes care of a privy; public use of the beach will remain limited unless the State moves the road away from the beach enough to create parking and better access);
- Snowmobile trails;

- Boat launches on the Androscoggin River including one off the dump road, a State boat launch in Dixfield, a carry-in, carry-out launch at the dam on the upside of the river off Route 140; a carry-in, carry-out, informal launch site at the old ferry crossing at Canton Point Road and Route 140 on land owned by the Androscoggin Land Trust.

There is a need to consider additional outdoor recreation facilities, particularly in the areas designated for future village growth, as well floodplain areas left vacant by the relocation of homes, businesses and other structures to the village growth area (see Section 12, Goals, Policies and Strategies). The types of facilities to be considered, particularly for these two areas, include trails, parks, recreation areas, open space areas and athletic facilities. There are a number of grant programs which can be used to help fund these facilities including:

- Maine Recreational Trail Program for motorized and non-motorized recreational trails;
- Land and Water Conservation Fund for community parks, recreation areas, open space, and athletic facilities;
- Boating Facilities Fund for boat ramps;
- Snowmobile Trail Fund for snowmobile trails; and
- ATV Management Fund for ATV trails.

# Town of Canton Water System





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## 9. MUNICIPAL FINANCES

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### Historical Valuations and Taxes

Both the Town of Canton and the State of Maine compute valuations for the Town. The State compiles and adjusts its figures to reflect actual property transactions, and hence market values. Canton's valuations will reflect market value only in those years in which the Town conducts a revaluation and adjusts values to reflect market conditions. State valuation figures for any given year are two years old, and thus do not reflect recent changes in overall property values. State law requires that when a municipality's valuation drops below 70% of the State valuation, a revaluation must be undertaken.

Table 1 provides a summary of Canton's State valuation, municipal valuation, the tax assessment and tax rate for the years 1993 through 2000, as reflected in municipal valuations prepared by the State Bureau of taxation and in municipal valuation returns.

During the period 1993 through 2000, Canton's State valuation rose from \$28.85 million to \$29.3 million, or 2%. During the same period, the municipal valuation (the valuation calculated by the Town of Canton) rose from \$23.5 million to \$26.6 million, or 13%. A high valuation does not necessarily mean that taxes are high. A community with a high valuation can raise a given sum of money with a relatively low tax rate, whereas a community with a low valuation can raise the same amount of money only with a higher tax rate.

<b>Table 1</b> <b>Historical Valuation And Taxes</b>				
	<b>State Valuation</b>	<b>Municipal Valuation</b>	<b>Canton Tax Assessment</b>	<b>Tax Rate</b>
1993	\$28,850,000	\$23,480,855	\$347,517	.01480
1994	\$27,900,000	\$23,984,732	\$395,748	.01650
1995	\$27,650,000	\$24,528,272	\$527,358	.02150
1996	\$28,250,000	\$24,775,013	\$522,753	.02110
1997	\$28,300,000	\$24,919,069	\$533,268	.02140
1998	\$28,950,000	\$23,720,078	\$512,354	.02160
1999	\$29,250,000	\$27,246,399	\$449,566	.01650
2000	\$29,250,000	\$26,642,447	\$439,600	.01650
2001	\$33,050,000	\$26,886,287	\$483,773	0.0180

Source: Municipal Valuation Returns Statistical Summary, 1993-2000, State Bureau of Taxation

### Valuation Comparisons

State valuation comparisons and per capita valuations are two measures of a community's wealth relative to other communities. Table 2 contains a summary of State valuations and per capita

valuations for Canton and a number of comparison communities. Canton's 2000 State valuation (\$29.3 million) is lower than that of all comparison. In terms of full (State) value per capita figures, Canton has the lowest per capita State valuation (\$26,137) of any community, as well as a rate that is less than half the per capita valuation figures for the Oxford County and the State as a whole. The low figure for Canton is due in large part to the fact that commercial and industrial properties constitute a very small portion of the Town's tax base.

**Table 2**  
**Comparative Valuation Figures**

	<b>2000 Population</b>	<b>2000 State Valuation</b>	<b>Full Value Per Capita</b>
Canton	1,121	\$29,300,000	\$26,137
Dixfield	2,414	\$89,850,000	\$37,220
Hartford	963	\$47,950,000	\$49,792
Jay	4,985	\$700,450,000	\$140,512
Livermore	2,106	\$102,400,000	\$48,623
Livermore Falls	3,227	\$128,350,000	\$39,774
Peru	1,515	\$61,900,000	\$40,858
Oxford County	54,755	\$3,326,850,000	\$60,759
Maine	1,274,923	\$72,302,650,000	\$56,711

Source: Municipal Valuation Returns Statistical Summary, 2000, State Bureau of Taxation and U.S. Census, 2000

### **Industrial Valuation**

Table 3 shows that Canton has the third lowest industrial valuation (207,582) of the jurisdictions shown. The Town's per capita valuation (\$185) is very low compared to the average for Oxford County (\$9,754) and the State (\$6,094).

**Table 3**  
**Personal Property And Industrial Property - 1999**

	<b>Total Industrial Valuation</b>	<b>Total Industrial Per Capita Valuation</b>
Canton	\$207,582	\$185
Dixfield	\$24,590,090	\$10,186
Hartford	0	-
Jay	\$710,359,170	\$142,499
Livermore	0	-
Livermore Falls	\$29,158,100	\$9,035
Peru	\$702,630	\$464
Oxford County	\$534,093,968	\$9,754
Maine	\$7,769,327,989	\$6,094

Source: Municipal Valuation Returns Statistical Summary, 2000, State Bureau of Taxation

## Total Property Tax Burden

The Maine Municipal Association has compiled comparative tax burdens for municipalities, based on the 1999 full value tax rate. Two measures are used to illustrate the tax burden at the taxpayer level; the tax paid on a median value home and tax paid as a percent of the median household income. In the Property Tax Burden column in Table 4, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest. The tax burden in Canton (296) is lower than in all comparison communities except Hartford (332).

Table 4 Property Tax Burden						
	1999 Full Value Mil Rate	1999 Median Household Income	1999 Median Home Value	Taxes Paid Median Home	Tax as % of Household Income	Property Tax Burden
Canton	14.45	\$24,727	\$53,142	\$768	3.11%	296
Dixfield	18.74	\$29,550	\$60,241	\$1,129	3.82%	176
Hartford	13.53	\$32,723	\$69,895	\$946	2.89%	332
Jay	16.62	\$28,272	\$67,767	\$1,126	3.98%	155
Livernore	15.37	\$30,253	\$76,177	\$1,171	3.87%	171
Livernore Falls	26.34	\$23,364	\$56,024	\$1,476	6.32%	22
Peru	16.75	\$29,462	\$61,798	\$1,035	3.51%	226

Source: 2001 Property Tax Burden, Maine Municipal Association

## Educational Tax Burden

The Maine Municipal Association has also compiled comparative educational tax burdens for municipalities, based on the 1999 full value tax rate. In the Education Burden column, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest. The educational tax paid on the median value home in Canton (523) was lower than in all comparison communities, and the educational tax burden in Canton (317) was also lower than in all other comparison communities.

Table 5 Educational Tax Burden 2001						
	1999 Education Mil Rate	1999 Median Household Income	1999 Median Home Value	Education Taxes Paid on Median Home	Education Tax as % of Household Income	Education Burden Rank
Canton	9.84	\$24,727	\$53,142	\$523	2.11%	317
Dixfield	10.81	\$29,550	\$60,241	\$651	2.2%	301
Hartford	10.99	\$32,723	\$69,895	\$768	2.35%	273
Jay	9.33	\$28,272	\$67,767	\$632	2.24%	291
Livernore	11.92	\$30,253	\$76,177	\$908	3.00%	156
Livernore Falls	14.52	\$23,364	\$56,024	\$813	3.48%	68
Peru	12.23	\$29,462	\$61,798	\$756	2.57%	232

Source: 2001 Property Tax Burden, Maine Municipal Association

## Town Revenues and Expenditures

Table 6 contains a summary of municipal revenues and expenditures for the period 1997 through 2001, as reflected in the Town's annual audits. In 2001, the Town's revenues amounted to \$790,212, or about the same as in 1997 (\$786,956). In 1997, property tax revenues provided about 68% of the Town's revenues.

Education is by far the largest expenditure category, accounting for 48% of all expenditures in 1997 (\$355,328) and 45% in 2001 (\$365,591).

The figure for 2001 declined to about 61%. The "blanks" shown in Table 6 are the result of the fact that audit categories varied from year to year.

Table 7 on the next page contains a summary of the reserve fund balances.

<b>Table 6</b> <b>Canton Revenues and Expenditures in dollars</b> <b>For the Year Ending December 31</b>						
	1997	1998	1999	2000	2001	2002
<b>Revenues</b>						
Real, Personal Property Taxes	533,268	512,354	449,566	429,995	481,353	
Supplemental Taxes	0	1,287	0	0	0	
Excise Taxes	74,279	81,466	90,714	92,596	99,940	
State Revenue Sharing	68,412	78,199				
Intergovernmental Revenues	95,457	159,778	174,190	153,923	173,127	
Interest Income	15,540	18,175	20,848	9,666	13,866	
Miscellaneous Revenues	0		42,346	32,196	21,905	
<b>Total Revenue</b>	<b>786,956</b>	<b>851,259</b>	<b>777,664</b>	<b>718,376</b>	<b>790,212</b>	
<b>Expenditures</b>						
General Government	49,635	53,259	53,410	60,032	52,134	
Fire Department		61,154			19,769	
Protection and Enforcement	51,805		73,126	68,081	43,092	
Emergency Medical Services					6,067	
Insurance					22,608	
Transfer Station				44,459	48,159	
Health and Sanitation	33,761	37,748	38,096			
Highways	189,546	158,544	125,934	134,072	158,080	
Welfare	5,082	14,361	2,893	6,406	5,937	
Indebtedness	0	0	2,049	11,528	52,179	
Education	355,328	371,821	345,590	330,875	365,591	
Recreation	842	1,928	2,648	2,186	3,422	
County Tax	20,206	20,990	21,002	20,979	24,622	
Professional Services					7,459	
Unclassified	37,612	29,270	16,463	13,302	8,061	
Capital Equipment	0	0	0	208,655		
<b>Total Expenditures</b>	<b>743,817</b>	<b>749,075</b>	<b>681,211</b>	<b>900,577</b>	<b>817,722</b>	
Excess, Revenues over Expenditures	43,139	102,183	96,453	(182,201)	(27,510)	

## Debt

As of December 31, 2001, the Town General Fund is carrying a debt of \$53,333 for the new fire truck.

## Capital Plan

A key element of any plan for the future of Canton is the balancing of the Town's needs and wishes with the ability to pay for them. A capital investment plan develops projected capital expenditures for improvements to roads, buildings, equipment and other Town infrastructure that will be needed to support Town services in the next few years, and indicates the timing and funding sources which can be used for them. It also provides a basis for residents and town officials to discuss major issues and the options available for dealing with them, including priorities of needs, timing of projects, and ability and willingness to pay for them.

Obviously Canton can simply borrow for needed improvements, but there are alternatives. The principal possibilities are:

1. Level funding, which is spending only that amount available from the annual appropriation;
2. Reserve funds, which is the use of funds previously set aside for specific purposes; and
3. Grant monies, if the Town is fortunate enough to qualify.

Canton has a number of reserve funds which it uses to address capital needs. The Town's reserve funds, and the amounts in them as of 2001, include:

<b>Table 7 Canton Special Reserve Funds Balance For the Year Ending December 31</b>						
	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
Fire Reserve	22,370	26,122	30,183	37,101	9,448	
Highway Reserve	8,017	11,013	14,182	20,083	26,010	
Salt Shed Reserve	23,747	25,084	26,367	27,700	29,005	
EMS Reserve	1,000		1008	2,054	3,192	
Municipal Building Reserve				1,000	3,003	
Solid Waste Reserve				2,000	4,562	
<b>Total</b>	<b>55,133</b>	<b>62,218</b>	<b>71,740</b>	<b>89,938</b>	<b>75,217</b>	

The Comprehensive Plan Committee recommends that the Selectmen develop a capital investment plan with the assistance and advice of the Budget Committee. The Budget Committee should be charged with the task of thoroughly investigating and recommending specific courses of action for renovation, expansion, replacement or substitution of capital assets and/or existing or proposed facilities for the Town of Canton. A capital investment plan can serve to:

1. Help smooth out abrupt changes in the property tax burden by providing a multi-year view of projected capital expenses. This would let Canton anticipate future projects and prepare for their financial impact.
2. Enable a more focussed discussion of priorities by permitting examination of all major projects under consideration, including their projected costs and timing, rather than looking at such projects one by one, as the need for each develops.
3. Serve as a tool for current year budget development in evaluating the impact of deferring proposed projects, reserving funds for future projects, or applying various other financing alternatives.
4. Remain a flexible working document by periodic updates as new information becomes known.

A capital investment plan generally focuses on major capital needs in excess of a specified amount (such as \$1,500). The following is an initial summary of capital needs prepared by the Comprehensive Plan Committee. The list will need to be refined and updated by the committee appointed by the Selectmen.

**Table 8**  
**Canton Long Range Capital Needs**

Capital Need	Priority	Time Frame	Cost	Funding Source(s)
Town Office	High	1-5 Years	Unknown	Town**
Fire Station	High	1-5 Years	Unknown	Town** Grants
Community Building	High	1-5 Years	Unknown	Town** Grants
School	High	1-5 Years	Unknown	Town** Grants
Backhoe	Medium	5-10 Years	Up to \$50,000	Town**
Plow Truck	Medium	5-10 Years	Unknown	Town**
Garbage Truck	Medium	5-10 Years	Unknown	Town**
Salt Shed	Low	5-10 Years	Unknown	Town** Grants

\*\* Reserve funds

#### Notes to Table

All of these items are optional in the sense that each would require approval by the Town Meeting. If a majority of the Town's voters favors a project on the above list, it will eventually be carried out. If not, it will be deferred or abandoned. The above projects include some short-term investments, such as purchase of a backhoe, as well as others such as the salt shed which may not be implemented for a number of years.

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## 10. REGIONAL COORDINATION

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Canton is linked in a number of ways to other nearby communities.

**Fire Protection:** Dispatching service is provided by Oxford County to the Fire Department volunteers through pagers. The Fire Department provides fire protection for a portion of Hartford and also provides mutual aid to surrounding towns including Buckfield, Sumner, Livermore, Turner, Jay, Peru and Dixfield. Canton also has a mutual aid rescue agreement with the Town of Hartford.

**Police Protection.** Canton has no police force of its own. Law enforcement is provided by the Oxford County Sheriff's Department out of South Paris and the Maine State Police out of Scarborough.

**Solid Waste.** Canton is one of eight communities that haul their solid waste to the regional transfer station in Jay. In addition, Canton is one of 18 towns that haul recyclable waste to the Oxford County Solid Waste Corporation in South Paris.

**Schools:** Canton is one of three towns in SAD 21, which also includes the towns of Dixfield and Carthage. An elementary school in Canton village serves students through the fourth grade, after which they attend middle school and high school in Dixfield. Canton is working with SAD 21 officials and the Town of Peru to secure state funding for a new regional elementary school that would replace Canton Elementary.

**Economic Development:** Canton continues to support the River Valley Growth Council and the River Valley Chamber of Commerce, both of which represent numerous municipalities in the Canton area and are committed to bringing and supporting business growth.

**Public Health and Social Services:** Canton serves as a regional hub for nursing care and related services by virtue of the Victorian Villa Rehabilitation and Living Center and Maplewood Lodge Board Home, as well as Whitney Brookside subsidized housing units for seniors. The Town provides financial support to a number of social and human service programs in nearby service center communities.

**Public Transportation:** Public transportation is provided to Canton residents on a limited basis by Western Maine Transportation Services., which offers non-emergency transportation services to the low income, elderly, disabled and general population of Oxford, Androscoggin and Franklin Counties. Rides are available to Canton residents on a one-day notice to the Rumford/Mexico area, and to Lewiston on Fridays.

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## 11. SUMMARY OF FINDINGS

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### Population

1. Median income and poverty. In 2000, the median household income in Canton (\$32,626) was smaller than in Oxford County (\$33,435) or the State (\$37,240) and the percentage of the Town's population living below the poverty level (14.0%) was almost twice as high as the State average (7.8%).
2. Projections. Canton's population is projected to increase by 91 people, or 7.8% between 2003 and 2013.

### Housing

1. Growth rate and type. Between 1990 and 2000, Canton experienced an increase of 92 housing unit, resulting in a growth rate of 24% (compared to 9% for Oxford County and 11% for Maine). Mobile homes accounted for over half of the increase (49 units, or 53%).
2. Housing Costs. In 2000, the median value of a home in Canton (\$74,000) was substantially lower than it was in Oxford County (\$82,800) or the State (\$98,700). About 19.7% of homeowners pay 30% or more of their income on housing (about the same as in Oxford County and the State), but 41.3% of renters pay 30% or more of their income for rent (this is higher than in Oxford County (28.8%) or the State (34.7%).
3. Specialized housing. The Victorian Villa Rehabilitation Center, located in the village on Pleasant Street, offers a wide range of nursing home services. The facility opened in 1970 and is currently licensed for 114 beds. It employs 130 people and is the Town's largest employer. Whitney Brookside is a subsidized senior housing project, also located in the village to the west of Route 108.

### Economy

1. Employment. In 2001, the Town had a high unemployment rate (9.3%) relative to surrounding communities. The majority of Canton's residents rely upon employment opportunities in nearby communities including Rumford/Mexico, Jay, Farmington and Lewiston/Auburn, although a third are employed in Canton. About a quarter of the Town's residents are employed in manufacturing.
2. Agriculture/Forestry. Canton contains about 1,400 acres of farmland which support dairy and potato farms. Approximately half of the land area in Canton has been placed under the Farm and Open Space Tax Law (851 acres, or 5%) or the Tree Growth Tax Law (8,142 acres, or 44%).



## **Natural Resources.**

1. Geography. Canton is a small community, consisting of 28.94 square miles, or 18,522 acres. The Town is bisected by the Androscoggin River which runs from west to east. North of the river, the terrain is hilly, with a steep ridge running north to south at its center. This part of the town is largely undeveloped. The southern portion of the community consists of rolling hills.
2. Water bodies. Major water bodies in Canton include the Androscoggin River, Whitney Brook and Canton Lake (Lake Anasagunticook). The water quality of the lake is considered by DEP to be average.
3. Flooding. Floods have played a destructive role throughout the Town's history. Major floods occurred in 1896, 1927, 1936, 1953, 1978, and 1987. The 1987 flood inundated dozens of homes and businesses. It also caused serious damage to the public works garage, the town office, the community center, the fire department, and the elementary school, and it blocked numerous roads, making them impassable to the public and unavailable for emergency response purposes. The 1987 flood incapacitated the town's public infrastructure, including its emergency response capability. Approximately three feet of water flooded the town office, the community center and the fire station. While the 1987 flood was considered a regional, or 100-year flood, smaller, more frequent floods cause damage to some properties on a continuing basis. There are approximately 45 principal structures in the floodplain. In the fall of 2002, the Town applied for and received a flood mitigation grant which will be used to further document the extent of flooding and begin the planning process for moving structures (on a voluntary basis) out of the floodplain.

## **Land Use**

1. Compact residential development exists mainly within Canton Village and along the Route 108 and Route 140 arteries extending out from the village, although there is a 31-unit mobile home park on the Canton/Dixfield line. Commercial establishments, for the most part, are located in the village and along Routes 140 and 108.
2. Village deterioration. Canton village was once the center of town life. Stores, a bank, small industry and the town government were all located in the village center. Complications with floodplain management, shoreland zoning, and abandoned properties are causing the village to splinter.
3. Archaeological Sites. There are 14 prehistoric archaeological sites and a historic archaeological site located along the banks of the Androscoggin River.
4. Androscoggin Land Trust. The Androscoggin Land Trust owns Stevens Island in the Androscoggin River (59 acres) as well as five parcels along the river totaling 160 acres. The Land Trust also holds conservation easements on six parcels totaling 726 acres.
5. Land use ordinances. Land use ordinances include shoreland zoning, floodplain management, housing and minimum lot size (if served by municipal sewer - 30,000 square feet and 125 feet of road frontage; if not served by municipal sewer - 40,000 square feet and 200 feet of road frontage), and a cluster housing ordinance. There is no zoning or site plan review ordinance.

## **Transportation**

1. **Traffic Safety.** Passenger vehicles, logging trucks and tractor trailer trucks routinely pass through the village at speeds in excess of 55 mile per hour. It is no longer safe to walk along the road since there are no sidewalks. It is not safe to allow children to cross the highway without supervision because there are no crosswalks or crossing guards. There have been numerous accidents at the intersection of Routes 108 and 140, including a fatality in 2002. In April of 2002, two students of the Worcester Polytechnic Institute in Massachusetts conducted a comprehensive safety audit of the intersection and identified a range of options for improving safety including the installation of an intersection beacon at the Route 108/140 intersection.

## **Public Facilities**

1. **Municipal Buildings.** Municipal buildings include the Town Office/Fire Station/Community Center, which is located on Cross Street, the new town garage, which is located on Route 140, and the utility building at the waste treatment plant. The Town Office/Fire Station is located in the floodplain. During a major flood event, facilities and records in the Town Office are subject to damage and destruction, and the Fire Station cannot be used as a command and control center for dealing with public emergencies, including the flood itself.
2. **Canton Elementary School.** Canton Elementary is a wood-frame building constructed in 1926 which is in poor repair. The building is also in the floodplain and is subject to periodic flood damage. The building needs to be replaced. Based on detailed enrollment projections, the school population is expected to decline over the next 10 years. Officials from SAD 21 have applied for state funds to replace the school. State officials have made it clear that state funding for a replacement building serving only Canton students in Canton is highly unlikely. State funding for a consolidated facility (for example, with Dixfield and/or with Peru) is much more likely.
3. **Utilities.** Canton village is served by central water and sewer systems, both of which have sufficient capacity to serve the needs of current and future residents and businesses.

## **Municipal Finances**

1. **Full value per capita.** Canton's 2000 per capita state valuation (\$26,137) is far lower than that for Oxford County (\$60,759) or the State (\$56,711). However, the Town's property tax burden is relatively low (296<sup>th</sup> in the State).
2. **Debt.** The Town's general fund is carrying a debt of \$53,333 for a fire truck.

## 12. DRAFT GOALS, POLICIES, STRATEGIES *Draft changes Jan 2004*

### A. HOUSING

#### Goals

1. Encourage and promote affordable, decent housing opportunities for all citizens of Canton.

Policies	Strategies	Responsibility/Date
1. <b>Affordable Housing.</b> Ensure that affordable housing opportunities are included in new developments.	<b>A. 10% Requirement.</b> Amend the Town's Subdivision Ordinance to require a minimum of 10% of new residential development in Canton containing 10 or more lots to be constructed as affordable housing.	Planning Board/Town Meeting/2004
	<b>B. Duplexes.</b> Amend the Town of Canton Housing and Minimum Lot Size Ordinance to clarify the fact that conversion of existing single-family dwellings on central water and sewer to duplexes and multi-family dwellings is permitted.	Planning Board/Town Meeting/2004
	<b>C. Housing Rehabilitation.</b> Apply for Community Development Block Grant funds to rehabilitate substandard housing.	Selectmen/CDBG Advisory Committee/2004
2. <b>Elderly Housing.</b> Address elderly housing needs.	<b>A. Support Services.</b> Continue to support services such as meals-on-wheels, health care, emergency services, and personal care services that allow people to remain in their own homes for as long as possible.	Town/Ongoing
	<b>B. Subsidized Housing.</b> Encourage the establishment of subsidized housing for the elderly, including the continuation of Whitney-Brookside, and the establishment of additional facilities (for example, housing in connection with Victorian Villa).	Town/Ongoing

Policies	Strategies	Responsibility/Date
<p>3. <b>Small Town Character.</b> Preserve the small town character of Canton village.</p>	<p><b>A. Lot Size, Frontage, Setbacks.</b> For areas of the village served by central water and sewer, and for new areas identified for future village growth, amend the Town of Canton Housing and Minimum Lot Size Ordinance by incorporating lot size, frontage and setback requirements consistent with the pattern of development already in place (for example, 10,000 to 20,000 square feet).</p> <p><b>B. Small Town Image.</b> Develop and use communications regarding the Town character and aspirations such as:</p> <ul style="list-style-type: none"> <li>• gateway signs</li> <li>• town stationary</li> <li>• up-to-date Town web site</li> <li>• electronic link to resources, agencies and information to serve people who may be interested in information about Canton.</li> </ul> <p><b>C. Beautification Effort.</b> Conduct an annual town beautification and clean-up effort.</p> <p><b>D. Village Revitalization.</b> Revitalize and expand the village outside the floodplain (see also Land Use strategies 2A, 2B and 3A on pages 12-15 and 12-16). Consider as a priority improvements that contribute to traditional village life that are associated with pedestrian movement and comfort such as the provision of sidewalks and crosswalks, street trees that provide shade (like oaks and maples), and parks.</p> <p><i>These amenities, along with a mix of public and private uses like community buildings and small shops and services, are typically the elements of village life that make a compact pattern of development "livable" and coax residents out of their cars and onto their feet. These amenities should have a place of priority in the capital investment plan (see page 9-6) alongside sewer and water extensions and road construction.</i></p>	<p>Planning Board/Town Meeting/2004</p> <p>Selectmen/2004 and ongoing</p> <p>Selectmen/2004 and ongoing</p> <p>Selectmen/Planning Board/Ongoing</p>

Policies	Strategies	Responsibility/Date
<p>4. <b>Manufactured Housing and Mobile Home Parks.</b> Regulate the quality of manufactured housing and mobile home parks.</p>	<p><b>A. Safety Standards – Individual Units.</b> Amend the Town of Canton Housing and Minimum Lot Size Ordinance to prohibit manufactured homes made prior to June 15, 1976, from being brought into the community unless applicants can demonstrate that these units meet minimum health and safety standards set forth in Rule 02-385 of the Maine Department of Professional and Financial Regulation.</p> <p><b>B. Development Standards – Individual Units.</b> Amend the Town of Canton Housing and Minimum Lot Size Ordinance to require that all manufactured housing units outside of mobile home parks be at least 14 feet in width and exterior siding that is residential in appearance.</p> <p><b>C. Mobile Home Park Ordinance.</b> Adopt a mobile home park ordinance by using as a guide standards for mobile home park development recommended in the latest version of the handbook entitled “Maine’s New Mobile Home Park Law.”</p> <p><b>D. Location of Mobile Home Parks.</b> Include a requirement, either in the Housing and Minimum Lot Size Ordinance, or in a mobile home park ordinance, that future mobile home parks be located in the growth area of the Town (see Future Land Use Map).</p>	<p>Planning Board/Town Meeting/2004</p> <p>Planning Board/Town Meeting/2004</p> <p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Town Meeting/2005</p>
<p>5. <b>Floodplain Relocation.</b> Encourage the relocation or removal of homes from floodplain areas.</p>	<p><b>A. Floodplain Relocation Program.</b> Explore the use of federal and state funds to establish a voluntary floodplain relocation program to help homeowners who wish to relocate or remove their home from the floodplain. Explore the use of the funds for the removal of abandoned buildings.</p>	<p>Selectmen/2003 and Planning Board/Ongoing</p>

## B. ECONOMY

### Goals

1. Promote an economic climate that increases job opportunities and overall economic well-being, consistent with Canton's rural, small-town atmosphere.

Policies	Strategies	Responsibility/Date
1. <b>Business Growth.</b> Encourage the development and growth of businesses and industries which strengthen the tax base and provide jobs for residents, consistent with the goal of preserving Canton's small-town atmosphere.	<p><b>A. Primary Point of Contact.</b> Designate a specific point of contact (either a person or the Town Office) as the primary point of contact for inquiries regarding business start-ups and expansions.</p> <p><b>B. Economic Development Committee.</b> Continue to support and participate in the efforts of the River Valley Growth Council, the River Valley Chamber of Commerce and other agencies seeking to bring business growth to the River Valley Area. Maintain the Town's two positions on the River Valley Growth Council.</p> <p><b>C. Government Programs.</b> Take advantage of state and federal programs to the maximum extent possible so as to provide land, buildings and services for new businesses. <i>See also strategy 4, Economic Incentives, on page 12-18</i></p> <p><b>D. Locations for Business Growth.</b> Designate on the future land use map one or more specific locations with reasonable access to transportation routes and utilities where the Town will encourage business and industry. Encourage businesses such as banks to locate in Canton.</p> <p><b>E. Site Plan Review Ordinance.</b> Adopt a site plan review ordinance for commercial development. Include provisions regulating the size and type of structure, as well as impacts on Town facilities and services and the environment.</p>	<p>Selectmen/2003</p> <p>Selectmen/2003</p> <p>Selectmen/Economic Development Committee/2004 and Ongoing</p> <p>Comprehensive Plan Committee/2003</p> <p>Planning Board/Town Meeting/2005</p>

Policies	Strategies	Responsibility/Date
	<p><b>F. Home Occupations.</b> Continue to allow home occupations throughout the community, but include standards in the site plan review ordinance regulating the scale and intensity of the home occupation, and the impact on abutting properties including, but not limited to, noise and hours of operation.</p>	Planning Board/Town Meeting/2005

## C. TRANSPORTATION

### Goals

1. Plan for and support improvements to the Town's transportation facilities

Policies	Strategies	Responsibility/Date
<p><b>1. Traffic Safety.</b> Improve traffic safety in the community.</p>	<p><b>A. 108/140 Intersection.</b> Work with the Maine Department of Transportation District Engineer and the Regional Transportation Advisory Committee to include funding in MDOT's Six-Year Plan for improvements to the Route 108/140 intersection in accordance with the recommendations of the 2002 Safety Audit and the identification of future growth areas for Canton Village.</p> <p><b>B. Police Enforcement.</b> Work with the Oxford County Sheriff's Department to increase enforcement of speed limits in the village.</p>	<p>Selectmen/2005</p> <p>Selectmen/2003</p>
<p><b>2. Access Management.</b> Provide better land use controls for development along Routes 108 and 140.</p>	<p><b>A. Commercial Development.</b> Include a provision in a site plan review ordinance requiring shared driveways and interconnected parking lots when properties along Routes 108 and 140 are developed for multiple commercial uses.</p> <p><b>B. Residential Development.</b> Amend the Subdivision Ordinance to require a common entrance for new subdivisions, where feasible, when the subdivision abuts Route 108 or 140.</p>	<p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Town Meeting/2005</p>

Policies	Strategies	Responsibility/Date
	<p><b>C. Information to Applicants.</b> Make information available at the Town Office about the State's and the Town's access management rules to applicants for local permits (Housing and Minimum Lot Size Ordinance, Shoreland Zoning Ordinance, Cluster Housing Ordinance, Subdivision Ordinance).</p> <p><b>D. Route 108 and Route 140 Landscaping.</b> Encourage businesses to provide an unpaved, landscaped buffer along Route 108 and Route 140 for all commercial developments and for redevelopment of existing commercial properties.</p>	<p>Town Office/Code Enforcement Officer/Ongoing</p> <p>Code Enforcement Officer/Planning Board/Ongoing</p>
<p><b>3. Future Growth Area.</b> Provide roads in Canton's future growth areas.</p>	<p><b>A. New Roads.</b> Utilize grant funds to plan for/develop new roads in non-floodplain areas of the village to accommodate development that is voluntarily moved from the floodplain.</p>	<p>Selectmen/2003 and Planning Board/Ongoing</p>
<p><b>4. Coordination of Paving.</b> Ensure that water and sewer shutoffs remain accessible.</p>	<p><b>A. MDOT Coordination.</b> Work with MDOT to ensure that on Routes 108 and 140, water and sewer shut-offs within the roadway are uncovered shortly after completion of the pavement overlay (contracts for paving should specify that services be uncovered; contracts should be enforced).</p>	<p>Selectmen/Water District/Ongoing</p>
<p><b>5. Town Road Maintenance.</b> Plan for the long-term maintenance of the Town's roads.</p>	<p><b>A. Road Improvement Plan.</b> Develop a long-range plan for maintaining and improving the Town's roads.</p>	<p>Selectmen/Road Commissioner/2005</p>



## D. NATURAL RESOURCES

### Goals

1. Protect the quality of Canton's water resources.
2. Protect Canton's critical natural resources including, without limitation, wetlands, wildlife and fisheries habitat, shorelands, forests, scenic vistas and unique natural areas, from inappropriate land use activities.

Policies	Strategies	Responsibility/Date
1. <b>Lake Anasagunticook (Canton Lake).</b> Protect and improve the quality of Lake Anasagunticook.	<p><b>A. Lake Association Efforts.</b> Continue to work with and support the efforts of the lake association to monitor the quality of the lake and reduce non-point source pollution.</p> <p><b>B. Shoreland Zoning.</b> Continue strict administration and enforcement of the Town's Shoreland Zoning Ordinance.</p> <p><b>C. Future Growth.</b> Ensure that growth in Canton is located so as to minimize or avoid adverse water quality impacts on Lake Anasagunticook. Include standards in the Town's ordinances for developments and individual lots in the Lake Anasagunticook and Forest Pond watersheds to limit phosphorus increases in Lake Anasagunticook and Forest Pond. Include standards for percentage of lot to be developed, limits on impervious surfaces, and setbacks from wetlands, streams and brooks outside the shoreland zone.</p> <p><b>D. Regional Cooperation.</b> Continue to work aggressively with representatives of Hartford through the Lake Association (that currently monitors water quality) to protect the quality of Lake Anasagunticook, including the establishment phosphorus allocation levels by each community. Notify the community immediately of any rise in lake phosphorus levels so that immediate, aggressive action can be taken to address the problem.</p>	<p>Selectmen/Planning Board/Ongoing</p> <p>Selectmen/Code Enforcement Officer Planning Board/Ongoing</p> <p>Planning Board/Town/Ongoing</p> <p>Selectmen/Planning Board/Ongoing</p>

Policies	Strategies	Responsibility/Date
	<b>E. Dam.</b> Support better approaches for managing the dam.	Selectmen/Ongoing
2. <b>Access to Lake Anasagunticook.</b> Work to improve public access to Lake Anasagunticook for Town residents.	<p><b>A. Improved Access.</b> Explore possibilities and opportunities for improving pedestrian safety, parking and sanitation at the existing public access site and screen possible sites for a new public access point for pedestrians and boats.</p> <p><b>B. Grant Funding.</b> Explore the possibility of applying for grant money to improve the existing site or purchase a new site as land becomes available.</p>	<p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Town Meeting/2005</p>
3. <b>Flood Plain Management.</b> Manage the use of floodplains in Canton so as to minimize the threat of future losses from inappropriate development.	<p><b>A. Floodplain Management Ordinance.</b> Continue to strictly administer and enforce the Town's Floodplain Management Ordinance.</p> <p><b>B. Grant Applications.</b> Take full advantage of state and federal grant application programs to remove, on a voluntary basis, flood-prone structures from the 100-year floodplain.</p> <p><b>C. Future Floodplain Uses.</b> Explore the possibility of using state funds and grants for the establishment of alternative uses of the floodplain such as a regional park and/or wildlife preserve on floodplain lands in or near the village that are converted from residential/commercial use to open space.</p> <p><b>D. Whitney Brook Maintenance.</b> Periodically remove trees and other debris from Whitney Brook in accordance with federal and state laws and regulations so as to minimize obstruction of flood flows.</p>	<p>Selectmen/ Planning Board/Ongoing</p> <p>Selectmen/ Planning Board/2003 and Ongoing</p> <p>Selectmen/ Planning Board/Ongoing</p> <p>Selectmen/Public Works/Ongoing</p>
4. <b>Wetlands.</b> Continue to protect wetlands from the adverse impacts of development.	<b>A. Shoreland Zoning.</b> Continue strict administration of the Town's Shoreland Zoning Ordinance.	Selectmen/Code Enforcement Officer Planning Board/Ongoing

Policies	Strategies	Responsibility/Date
	<p><b>B. Public Facilities.</b> Minimize adverse impacts on wetlands during the relocation/construction of public buildings and facilities.</p>	<p>Selectmen/ Planning Board/Ongoing</p>
<p><b>5. Ground Water Resources.</b> Protect the Town's ground water resources</p>	<p><b>A. Hazardous Waste.</b> Include provisions in a site plan review ordinance to regulate any new activity involving the processing, storage, generation or handling of hazardous waste as defined by the Maine Department of Environment Protection (not including normal household uses and materials and heating fuel), and to prohibit any use that would risk polluting the Town's sand and gravel aquifers, or the Town's two community (not municipal) water systems located at Canton Point Park and Dees Place, such as, but not limited to, junkyards and landfills.</p> <p><b>B. Gravel Extraction/Mining.</b> Include provisions in a site plan review ordinance to require that quarrying, mining and borrow pits be subject to review in accordance with performance standards.</p>	<p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Town Meeting/2005</p>
<p><b>6. Forest Resources.</b> Encourage the wise use of forest resources</p>	<p><b>A. Shoreland Zoning.</b> Continue to regulate timber harvesting through the Town's Shoreland Zoning Ordinance.</p> <p><b>B. Town Forest.</b> Create a forest committee to manage the Town forest. Continue to manage the Town forest on a sustained yield basis.</p>	<p>Selectmen/Code Enforcement Officer Planning Board/Ongoing</p> <p>Selectmen/Ongoing</p>
<p><b>7. Agricultural Resources.</b> Encourage the wise and continued use and management of the Canton's agricultural resources.</p>	<p><b>A. Farm and Open Space Law.</b> Provide farmers and landowners with factual information about the State's Farm and Open Space Tax Law.</p> <p><b>B. Development on Prime Agricultural Soils.</b> Where a new subdivision in the rural areas of Canton will encroach on prime agricultural soils, work with the developer to encourage cluster development and retain <u>most</u> of the farmland for farming purposes.</p>	<p>Selectmen/ Planning Board/Ongoing</p> <p>Planning Board/Ongoing</p>

Policies	Strategies	Responsibility/Date
	<p><b>C. Landowner Support.</b> Work with owners of large tracts of farm or forest land in the rural areas to assess their long-term plans for their land and, where turn-over is anticipated, undertake strategies to encourage the land to stay in a natural resource-based use while meeting the needs of the landowner.</p>	Planning Board/Ongoing
<p><b>8. Wildlife Resources.</b> Protect wildlife and wildlife habitat to the maximum extent possible.</p>	<p><b>A. Shoreland Zoning.</b> Continue strict administration of the Town's Shoreland Zoning Ordinance.</p> <p><b>B. Natural Habitat.</b> Encourage natural habitats throughout the community. Agencies that may be helpful include the Androscoggin Land Trust, the Department of Inland Fisheries and Wildlife, and Maine Audubon.</p> <p><b>C. Development Review Assistance.</b> Request review assistance from the Maine Department of Inland Fisheries and Wildlife when development proposals would impact resources identified by the Department, including deer yards and waterfowl and wading bird habitat</p> <p><b>D. Town Easements.</b> Enact easements to encourage natural resource and wildlife conservation on Town-owned lands.</p>	<p>Selectmen/Code Enforcement Officer Planning Board/Ongoing</p> <p>Planning Board/Ongoing</p> <p>Planning Board/Ongoing</p> <p>Town/2006</p>
<p><b>9. Scenic Areas and Vistas.</b> Protect scenic areas and vistas to the maximum extent possible.</p>	<p><b>A. Development Review.</b> Encourage the preservation of scenic areas and vistas during the development review process.</p>	Planning Board/Ongoing

## E. PUBLIC FACILITIES AND SERVICES

### Goals

1. Plan for, finance and develop an efficient system of public facilities to accommodate growth and development.
2. Maintain Canton's public facilities and services, and make needed improvements where feasible.
3. Promote and protect the availability of outdoor recreation opportunities for all Canton residents, including access to surface waters.

Policies	Strategies	Responsibility/Date
1. <b>General.</b> Plan for the public facility needs of the community on a long-range and continuing basis.	<b>A. Budget Committee.</b> Continue to utilize the Budget Committee to work with the selectmen and make recommendations to the Town about various municipal expenditures.	Selectmen/Ongoing
	<b>B. Reserve Funds.</b> Continue the practice of using Reserve Funds to fund at least a portion of major capital projects and for equipment replacement.	Selectmen/Town/Ongoing
	<b>C. Capital Improvements Plan.</b> On a biennial basis, develop a capital improvements plan for financing the maintenance, repair and/or improvement of public facilities. Prioritize needs and indicate how needs from the previous biennial plan have been met.	Selectmen/2006
2. <b>Grant Programs.</b> Use grant programs to the maximum extent possible to meet Canton's needs.	<b>A. Pro-Active Grant Approach.</b> As a town-policy, give grant applications a high priority. Meet with state and other officials, as well as representatives of the River Valley Growth Council and actively and systematically seek grants to help Canton meet its needs.	Selectmen/Town/Ongoing
3. <b>Town Office/Community Center.</b> Provide for an efficient town office, outside the floodplain, that will meet the needs of the community for office and meeting space	<b>A. Municipal Building Committee.</b> Continue to explore options for and plan for a new town office/community building. Include considerations for: <ul style="list-style-type: none"> <li>• A centrally located site, served by central water and sewer, that is outside the floodplain;</li> <li>• Suitable areas for future growth of the village;</li> </ul>	Selectmen/Municipal Building Committee/Ongoing

Policies	Strategies	Responsibility/Date
	<ul style="list-style-type: none"> <li>• Adequate parking to meet existing and potential needs of the community;</li> <li>• A building configuration sufficient to provide adequate office space, meeting rooms, a kitchen, at least one meeting room to accommodate high-attendance gatherings and possibly a youth center;</li> <li>• Room to expand if the need arises;</li> <li>• Cost estimates for various options;</li> <li>• The potential for grant programs to assist in funding a combined town office/community center/fire station.</li> </ul>	
<p>4. <b>Emergency Services.</b> Ensure that the residents of Canton continue to receive high quality emergency response services.</p>	<p><b>A. Fire and Rescue Facility.</b> Continue to plan for a new fire station outside the floodplain at a centrally located site, served by central water and sewer, and large enough to house fire fighting vehicles and apparatus and rescue vehicles and equipment. Apply for grants to help pay for the facility.</p> <p><b>B. Fire Protection and Rescue Services.</b> Continue to support Canton Fire and Rescue and review, on a five-year basis, the Town's fire fighting capabilities in light of changing populations and financial constraints.</p> <p><b>C. Hazardous Materials.</b> Encourage the Fire Department to inspect on an annual basis facilities handling hazardous materials.</p> <p><b>D. Mutual Aid.</b> Continue to participate in mutual aid agreements with others communities.</p> <p><b>E. Dispatching.</b> Continue to rely upon the Oxford County Regional Communications Center in South Paris for dispatching services.</p> <p><b>F. Police Protection.</b> Continue to rely upon the Oxford County Sheriff's Department and the Maine State Police for local protection.</p>	<p>Selectmen/Fire and Rescue/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Fire and Rescue/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p>

Policies	Strategies	Responsibility/Date
<p>5. <b>Solid Waste.</b> Provide an efficient system of solid waste disposal.</p>	<p><b>A. Transfer Station.</b> Continue to provide for the solid waste disposal needs of Canton residents through the Jay transfer station.</p> <p><b>B. Recycling.</b> Continue to send recyclable materials to either the Oxford County Regional Solid Waste Corporation in South Paris (current practice) or the Jay transfer station.</p> <p><b>C. Bulky Waste.</b> Provide periodic opportunities for Canton residents to dispose of bulky wastes locally.</p> <p><b>D. Long Range Needs.</b> Periodically evaluate solid waste disposal needs, anticipate changes, and determine the best options for disposing of wastes.</p>	<p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p>
<p>6. <b>Education.</b> Ensure that students from Canton receive a cost effective, quality education.</p>	<p><b>A. New School.</b> Continue to work with officials at School Administrative District 21 on meeting the long-range needs of Canton students, including the need to replace Canton Elementary with a new facility located outside the floodplain.</p>	<p>Selectmen/SAD 21/ Ongoing</p>
<p>7. <b>Outdoor Recreation.</b> Provide opportunities for outdoor recreation for the residents of Canton.</p>	<p><b>A. Public Beach.</b> Work with officials of the Maine Department of Transportation to create parking and better access.</p> <p><b>B. Ballfield.</b> Continue to maintain the ballfield on Route 140 near Canton Elementary, as well as the skating rink and playground.</p> <p><b>C. Private Initiative.</b> Support the ongoing open space preservation efforts of private organizations such as the Androscoggin Land Trust.</p>	<p>Selectmen/Ongoing</p> <p>Selectmen/Town/Ongoing</p> <p>Town/Ongoing</p>

Policies	Strategies	Responsibility/Date
	<p><b>D. Park and Open Space Plan.</b> Develop a park and open space plan that includes recreational use of at least some of the land that may become available as homes in Canton Village are moved from the floodplain.</p> <p><b>E. Open Space Grant Programs.</b> Consider applying for grant programs to establish/improve trails, parks, recreation areas, open space areas and athletic facilities in the expanded village area, in those portions of the floodplain where houses and other buildings are moved or removed, and in other parts of the communities.</p> <p><i>These grant programs include, without limitation:</i></p> <ul style="list-style-type: none"> <li>• <i>Maine Recreational Trail Program for motorized and non-motorized recreational trails;</i></li> <li>• <i>Land and Water Conservation Fund for community parks, recreation areas, open space, and athletic facilities;</i></li> <li>• <i>Boating Facilities Fund for boat ramps;</i></li> <li>• <i>Snowmobile Trail Fund for snowmobile trails; and</i></li> <li>• <i>ATV Management Fund for ATV trails.</i></li> </ul>	<p>Selectmen/Recreation Committee/Ongoing</p> <p>Selectmen/Recreation Committee/Ongoing</p>
<p><b>8. Health and Social Services.</b> Provide for a cost-efficient system of public health and social services.</p>	<p><b>A. Agency Support.</b> Continue to support public health and social services that are provided by various agencies in nearby communities.</p>	<p>Town/Ongoing</p>



## F. Land Use

### Goals

1. Provide for orderly growth and development in appropriate areas of the community.
2. Reduce the problems caused by flooding.
3. Encourage growth outside of the 100-year floodplain and work to re-establish the vitality of Canton village.

Policies	Strategies	Responsibility/Date
<b>1. Growth and Rural Areas.</b> Designate growth and rural areas in accordance with State law.	<p><b>A. Growth Areas.</b> Consider all areas shown on the future land use map as growth areas to be growth areas.</p> <p><b>B. Rural Areas.</b> Consider all other areas not otherwise designated as a growth area to be rural areas.</p>	<p>Selectmen/Planning Board/Town Meeting/Ongoing</p> <p>Selectmen/Planning Board/Town Meeting/Ongoing</p>
<b>2. Plan for Future Growth.</b> Develop plans for the future growth of the village outside of the floodplain.	<p><b>A. Flood Mitigation Planning.</b> Utilize the Flood Mitigation Planning Assistance Grant from the Maine Emergency Management Agency to prepare a Pre-Disaster Mitigation Plan to :</p> <ul style="list-style-type: none"> <li>• Identify all flood-prone properties in Canton Village;</li> <li>• Hold public workshops periodically during the preparation of the Plan to explain the purpose of the Plan, obtain public feedback, discuss the findings, and build public support for the intended course of action.</li> <li>• Establish survey elevations for residential structures (and commercial, if sufficient funds exist);</li> <li>• Identify appropriate mitigation techniques for Canton Village;</li> <li>• Analyze appropriate techniques for addressing individual structures;</li> <li>• Establish priorities for funding assistance, based on analysis and identified priorities;</li> <li>• Identify appropriate receiving areas for new structures, relocated structures;</li> </ul>	<p>Selectmen/2002</p>

Policies	Strategies	Responsibility/Date
	<ul style="list-style-type: none"> <li>• Develop a plan of action; and</li> <li>• Develop a final plan document.</li> </ul> <p><b>B. Planning Grant – Community Development Block Grant (CDBG) Program.</b> Apply for CDBG funds from the Maine Department of Economic and Community Development to undertake further planning aimed at addressing flooding or other high priority needs. Consider using planning grant funds to:</p> <ul style="list-style-type: none"> <li>• Work with one or more property owners of identified growth areas to develop detailed plans for lot development and sale, including lot divisions, roads, water and sewer and other utility extensions;</li> <li>• Develop cost estimates for developing growth areas;</li> <li>• Develop cost estimates for relocation of structures and new structures; and</li> <li>• Hold public workshops periodically during the preparation of the plans for growth areas to explain the purpose of the planning effort, obtain public feedback, build public support for the intended course of action.</li> </ul>	Selectmen/2004
<p><b>3. Growth Area Grants.</b> Apply for CDBG housing assistance and public facilities grants for the growth area.</p>	<p><b>A. Housing Assistance funds/Public Facilities Funds.</b> Upon completion of the planning efforts described above, apply for Community Development Block Grant (CDBG) funds from the Maine Department of Economic and Community Development, including, but not limited to, grant funds from the following programs:</p> <ul style="list-style-type: none"> <li>• Public Facilities Infrastructure Grant Program - funds to extend central water and sewer to the growth area;</li> <li>• Public Facilities Grant Program - funds to extend public roads into the growth area, and to establish sidewalks, street trees and parks;</li> </ul>	Selectmen/Town Meeting/2005-2006

Policies	Strategies	Responsibility/Date
	<ul style="list-style-type: none"> <li>Housing Assistance Grant Program –funds to provide financial assistance to homeowners for one of several courses of action: flood-proof existing properties (for example, elevate the structure), move existing structures; or tear down flood-prone structures and replace them with other structures outside the flood plain (either in one or more of the growth areas or in another location).</li> </ul> <p><b>B. 404 Flood Mitigation Program.</b> Upon completion of the Pre-Disaster Mitigation Plan, apply to the Maine Emergency Management Agency for funds to remove structures from flood-prone areas.</p> <p><i>(404 program funds are more limited in availability than CDBG funds, but they can serve the same purpose).</i></p>	<p>Selectmen/2005</p>
<p><b>4. Protection of Rural Areas.</b> Plan for the protection of the Town's rural areas so as to discourage incompatible development.</p>	<p><b>A. Agricultural Uses.</b> Continue to allow agricultural uses through the rural area.</p> <p><b>B. Residential Uses.</b> Continue to allow low density residential uses and accompanying home occupations. Continue to require a lot size of one acre with minimum road frontage of 200', but require a lot size of two to five acres in the watersheds of Lake Anasagunticook and Forest Pond where lots would not be served by public sewer.</p> <p><b>C. Commercial Uses.</b> Continue to allow low impact commercial development consistent with the rural character of Canton, but require, through the site plan review ordinance, that commercial development be sited so as not to create strip commercial sprawl in the rural areas along Route 108. Require that commercial development be light industrial in nature rather than large industrial manufacturing and meet or exceed particulate/waste/effluent emission standards. Commercial development may include light</p>	<p>Selectmen/Planning Board/Ongoing</p> <p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Town Meeting/2005</p>

Policies	Strategies	Responsibility/Date
	<p>industrial as previously described, may be directed to the Pine Tree Zone area of commercial development if qualified, and may not exceed two stories in facility construction without additional municipal fire capability. Commercial uses such as retail, home based businesses, micro manufacturing, etc. may be directed to the new downtown area if appropriate. Percent of lot in development restrictions would be determined via the Planning Board.</p> <p><i>(see also page 12-5, 2.A., Commercial Development – shared driveways and interconnected parking lots).</i></p> <p><b>D. Public Uses.</b> Locate the new Town office, fire station, community building and school (if it is sited in Canton) in the growth area.</p> <p><b>E. New Roads.</b> Establish a policy of not accepting new roads in developments located outside the growth area.</p> <p><b>F. Economic Incentives.</b> Establish economic incentives that encourage suitable commercial growth in the designated growth areas, including the establishment of Pine Tree Zones.</p>	<p>Selectmen/Town Meeting/Ongoing</p> <p>Selectmen/Planning Board/Town Meeting/2005</p> <p>Selectmen/Planning Board/Ongoing</p>
<p><b>5. Subdivision Development.</b> Manage subdivision development to assure that it is a positive addition to the community.</p>	<p><b>A. Public Road Access.</b> Amend the Subdivision Ordinance to require that in areas where public roads or access are not adequate to serve the needs of the subdivision, developers upgrade the roads or subdivision access.</p> <p><b>B. Abandoned or Discontinued Roads.</b> Review the status of abandoned or discontinued roads to ensure that the Town does not unknowingly incur road-building liabilities because of future subdivisions.</p>	<p>Planning Board/Town Meeting/2005</p> <p>Selectmen/2005</p>

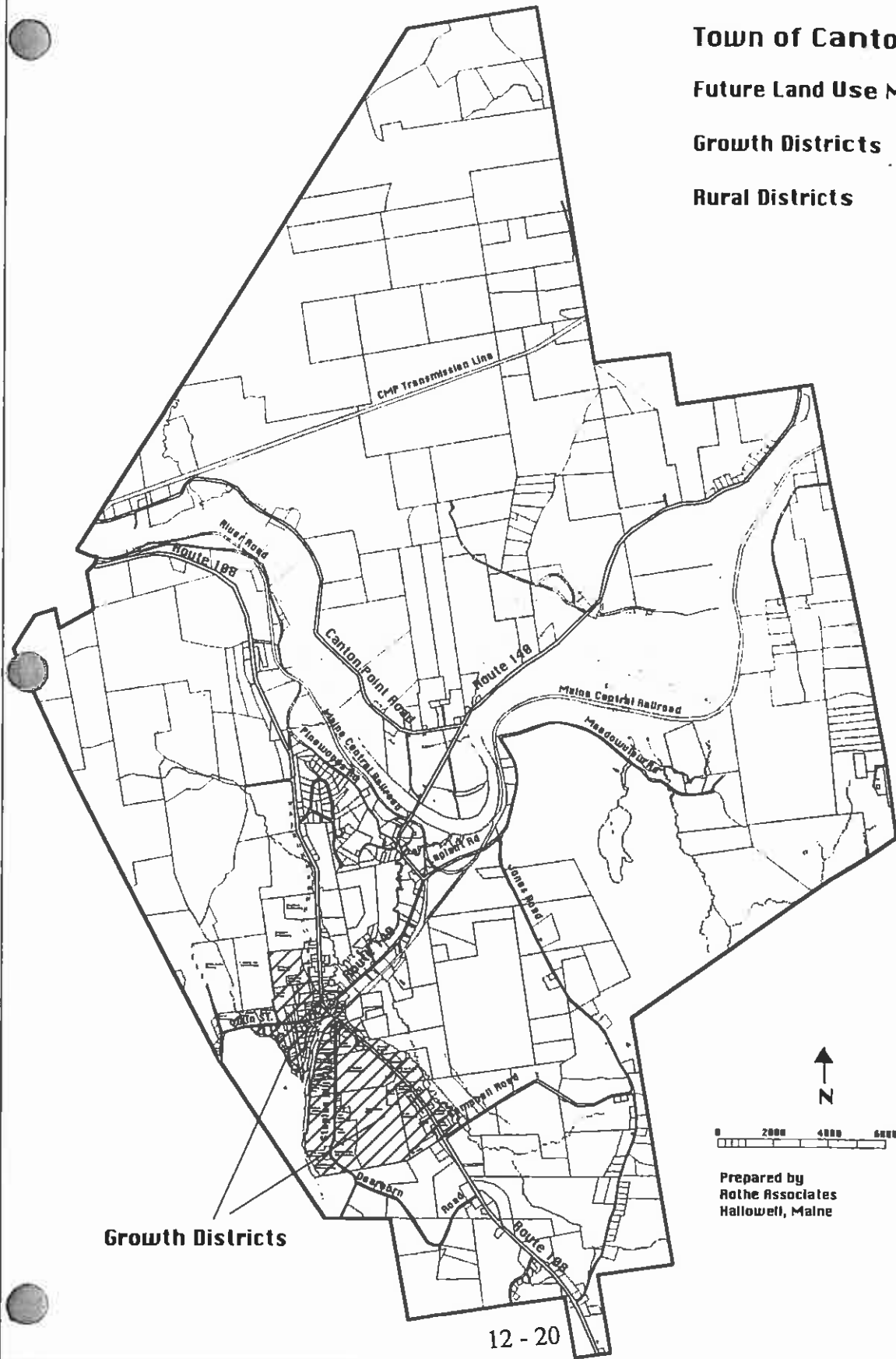
Policies	Strategies	Responsibility/Date
	<p><b>C. Direct Town Access.</b> Recommend that subdivisions provide direct access to a public road in Canton, rather than to a public road in another community. Where subdivisions do not provide direct access to a public road in Canton, require a clause in deeds that access is to roads for which the Town of Canton has no responsibility.</p>	<p>Planning Board/Town Meeting/2005</p>
<p><b>6. Historic and Archaeological Sites.</b> Protect historic and archaeological sites.</p>	<p><b>A. Assessment.</b> Amend the Town's Subdivision Ordinance, and include provisions in a site plan review ordinance, to direct the Planning Board to require that applications in archaeologically sensitive areas or areas related to historic properties to have an assessment performed by professionally qualified persons, and permit the Planning Board to require a development application to be modified to protect historic and archaeological resources.</p> <p><b>B. Historic Buildings.</b> While not officially designated as historical buildings, consider the following to be unique and adding to the historic character of the Town: Bradbury Chapel, the lighthouse on the island, the Historical Society building (old Universalist Church), the Masonic Hall, the Gustavus Hayford House, the Herdsdale Farm, Union Hall on Canton Point, and the old railroad station.</p>	<p>Planning Board/Town Meeting/2005</p> <p>Planning Board/Ongoing</p>
<p><b>7. Comprehensive Plan Implementation.</b> Ensure that mechanisms are developed to oversee implementation of the comprehensive plan on a continuing basis.</p>	<p><b>A. Implementation.</b> Implement the comprehensive plan and fulfill specific tasks set forth in this plan.</p>	<p>Selectmen/Planning Board/2004</p>

# Town of Canton

## Future Land Use Map

Growth Districts 

Rural Districts 



Growth Districts



0 2000 4000 6000 Feet

Prepared by  
Rothe Associates  
Hallowell, Maine

## Floodplain



## Goals, Policies, Strategies Priorities

Policy	Strategy	Priority			Year					
		High	Med.	Low	Ongoing	03	04	05	06	07
Housing										
1. Affordable housing	A. 10% requirement			X			X			
	B. Duplexes			X			X			
	C. Housing rehabilitation		X				X			
2. Elderly housing	A. Support services		X		X				X	
	B. Subsidized housing		X		X					
3. Small town character	A. Lot size, frontage, setback			X			X			
	B. Small town image	X			X		X			
	C. Beautification effort	X			X		X			
	D. Village revitalization	X			X					
4. Manufactured housing	A. Safety standards			X			X			
	B. Standards, single units			X			X			
	C. Mobile home park ord.			X				X		
	D. Location of MH parks		X					X		
5. Floodplain relocation	A. Relocation program	X			X	X				
Economy										
1. Business growth	A. Primary point of contact	X				X				
	B. Econ. Develop. committee	X				X				
	C. Government programs	X			X		X			
	D. Location, bus. Growth	X				X				
	E. Site plan review ordinance		X					X		
	F. Home occupations			X				X		
Transportation										
1. Traffic safety	A. 108/140 intersection	X						X		
	B. Police enforcement	X				X				
2. Access management	A. Commercial development		X					X		
	B. Residential development		X					X		
	C. Information to applicants		X		X					
	D. 140/108 landscaping		X		X					
3. Future growth area	A. New roads	X			X					
4. Coordination of paving	A. MDOT coordination			X	X					
5. Town road maintenance	A. Road improvement plan	X						X		
Natural Resources										
1. Canton Lake	A. Lake Association efforts	X			X					
	B. Shoreland zoning	X			X					
	C. Future growth	X			X					



Policy	Strategy	Priority			Year					
		High	Med.	Low	Ongoing	03	04	05	06	07
	D. Regional Cooperation	X			X					
	E. Dam	X			X					
2. Access to Canton Lake	A. Improved access		X					X		
	B. Grant funding		X					X		
3. Floodplain management	A. A. Floodplain ordinance	X			X					
	B. Grant applications	X			X					
	C. Future floodplain use	X			X					
	D. Whitney Br. maintenance			X	X					
4. Wetlands	A. Shoreland zoning	X			X					
	B. Public facilities	X			X					
5. Groundwater resources	A. Hazardous waste		X					X		
	B. Gravel extraction, mining		X					X		
6. Forest resources	A. Shoreland zoning	X			X					
	B. Town forest	X			X					
7. Agricultural resources	A. Farm, open space law		X		X					
	B. Development, prime soils		X		X					
	C. Landowner support			X	X					
8. Wildlife resources	A. Shoreland zoning	X			X					
	B. Natural habitat		X		X					
	C. Review assistance		X		X					
	D. Town easements		X						X	
9. Scenic Areas	A. Development review	X			X					
<b>Public Facilities</b>										
1. General	A. Budget committee	X			X					
	B. Reserve funds	X			X					
	C. Capital improve. plan		X						X	
2. Grant prog.	A. Pro-active grant approach	X			X					
3. Town office	A. Building committee	X			X					
4. Emergency services	A. Fire and rescue facility	X			X					
	B. Fire, rescue services	X			X					
	C. Hazardous materials		X		X					
	D. Mutual aid	X			X					
	E. Dispatching		X		X					
	F. Police protection		X		X					
5. Solid waste	A. Transfer station	X			X					
	B. Recycling	X			X					
	C. Bulky wastes	X			X					
	D. Long range needs	X			X					
6. Education	A. New school	X			X					
7. Outdoor recreation	A. Public beach	X			X					
	B. Ball field		X		X					
	C. Private initiative		X		X					
	D. Park, open space plan	X			X					
	E. Open space grants prog.	X			X					

Policy	Strategy	Priority			Year					
		High	Med.	Low	Ongoing	04	05	06	07	08
8. Health, social services	A. Agency support	X			X					
<b>Land Use</b>										
1. Growth, rural areas	A. Growth areas	X			X					
	B. Rural areas	X			X					
2. Plan for future growth	A. Flood mitigation planning	X				X				
	B. CDBG planning grant	X					X			
3. Growth area grants	A. Housing, public facilities	X					X	X		
	B. 404 mitigation program	X					X			
4. Protection of rural areas	A. Agricultural uses	X								
	B. Residential uses	X								
	C. Commercial uses	X								
	D. Public uses	X								
	E. New roads	X								
	F. Economic incentives	X					X			
5. Subdivision development	A. Public road access			X			X			
	B. Abandoned, discon. Roads		X				X			
	C. Direct town access			X			X			
6. Archaeological sites	A. Assessment			X			X			
	B. Historic buildings			X			X			
7. Comp plan implementation	A. Implementation	X				X				